



CPA FY20 Application

Central School Renovation Project

Renovating and protecting an historic resource along the Civic Block in Arlington Center

Community Preservation Committee Town of Arlington

**CPA Funding – FY20 Final
Application**

Project Title: Central School Renovation Project

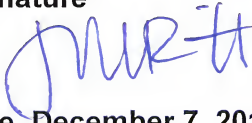
Applicant/Contact Person: Jennifer Raitt, Director of Planning and Community Development/
Secretary ex-Officio, Arlington Redevelopment Board

Organization: Arlington Redevelopment Board

Mailing Address: Town Hall, 730 Massachusetts Avenue, Arlington, MA 02476

Telephone: 781-316-3092 **E-mail:** jraitt@town.arlington.ma.us

Signature



Date December 7, 2018

CPA Category (select one):

☐ Community Housing ☒ Historic Preservation ☐ Open Space ☐ Recreation

CPA Purpose (select one):

☐ Acquisition ☐ Creation ☐ Preservation ☐ Support ☒ Rehabilitation and Restoration

Amount Requested: \$358,388

Total Project Cost: \$6,272,975

PROJECT DESCRIPTION: Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

This project proposes the use of \$358,388 in Community Preservation Act funds to make exterior repairs as part of the overall renovation of the Central School building. The 19th Century building is located at 20 Academy Street and 27 Maple Street and owned by the Town of Arlington Redevelopment Board (ARB). The building is part of the “Civic Block” which includes the Town Hall and the Robbins Memorial Library and is an important anchor in the State-designated Arlington Cultural District. The building is also the new home of the Arlington Center for the Arts. It is part of a National Register District (1974 and again in 1985) and the Arlington Center and Pleasant Street Historic Districts.

1. **Goals:** What are the goals of the proposed project?

The primary goal of the overall project is to renovate the ground and first floors of the Senior Center, including relocating the Health and Human Services Department staff to the second floor. This project will benefit the community by providing an improved, expanded, and fully accessible space for the Senior Center and new community meeting spaces. This project will fall under the rehabilitation and restoration of an historic resource. The Department on behalf of the Arlington Redevelopment Board is also requesting capital and CDBG funding for this project. This request for CPA funds will be directed to improving the exterior building envelope, including repairs to the west entrance stairs, repointing masonry, and repairing the original slate roof. The building exterior has not had significant repairs or treatment since a 1980s renovation. Repairs to the masonry and roof will address several water infiltration issues in the building, protect an important community resource, and preserve the original building fabric and design by maintaining the slate roof.

Building history: The Central School (previously the High School and the Junior High Industrial Arts Building) was built in 1894. The brick and terra cotta structure combine the influences of different architectural styles in its steeply-pitched slate roof and dormers, decorative terra cotta panels, brick bond patterns, and symmetry. The building is attributed to the Boston firm of Hartwell and Richardson. While the building remained a school through the 1970s, by 1981 the School Department was prepared to transfer the property. The Department of Planning and Community Development oversaw a feasibility study to determine future building use. The Department engaged an architect who conducted an architectural building assessment and

concluded that the building was ideal for social service agencies and offices. In 1982, a Senior Center Committee reviewed many sites and concluded that the Central School would be the most appropriate location for a multi-purpose senior center. The then Board of Selectmen required that seniors occupy the space for free.

In 1983, the Town offset costs to renovate the entire building by using \$400,000 in Community Development Block Grant (CDBG) and \$358,000 in funding for the town's Arlington Center Conservation and Improvement Project. The town moved from considering a private developer of the building to determining the ARB should develop the site and allocated one million dollars in CDBG funds which then leveraged two million dollars from various state and federal sources. The renovation was complete in 1984.

In 2016, Sterling Associates Architects completed work on the feasibility study which included drawings, considered programming, outlined specifications, and provided a cost estimate. At the conclusion of that study the Town learned that the building needed significant renovations to the ground and first floors (approximately 18,000+ square feet of space) and to the exterior building envelope. Renovations would include major system replacement, roof updates, energy updates, new bathrooms, kitchen, privacy space, office space, conference rooms, and restructuring of the overall space. Sterling completed schematic drawings and cost estimates, they will now begin working on finalizing drawings and construction documents.

2. Community Need: Why is the project needed? Does it address needs identified in existing Town plans?

This project addresses several Master Plan goals and recommendations as follows:

Historic & Cultural Resources

Goals/Policies (p. 11):

1. Maintain, protect, preserve, and promote historic and diverse cultural resources in all neighborhoods.
2. Provide attractive, well-maintained spaces for residents to meet, play, and grow.

Recommendations (p. 124):

1. Preserve the character of historic districts.
2. Preserve Town-owned historic resources.

Public Facilities & Services

Recommendation #8 (p. 170) was completed: Prepare a feasibility study for an updated Community Center/Senior Center.

The Master Plan notes on p. 180 that, “The existing [Senior Center] space is inadequate to serve Arlington’s growing senior population. In addition, Council on Aging (COA) social service programs have to comply with privacy rules under the Health Insurance Portability and Accountability Act of 1996 (HIPAA), and this is very difficult to do in the layout of the Central School. Furthermore, Arlington provides other human services that are housed in other town buildings, yet consolidation would probably benefit most program participants and staff.” The proposed design maximizes the ground and first floor spaces for Senior Center use, rather than primarily for office use. Consolidation of the Health and Human Services Department offices onto the second floor frees up this needed space and space in Town Hall.

3. Community Support: What is the nature and level of support for this project? Include letters of support and any petitions.

The primary project team consists of the Owners Project Manager (OPM) from Vertex, the architects from Sterling Associates, the Department of Planning and Community Development, and the Department of Health and Human Services. The Council on Aging, Arlington Senior Association, other tenants at the Central School, the Permanent Town Building Committee, the Disability Commission, and the Historic Districts Commission have all been engaged in project development over the past three years for varying levels of reviews and input. During the conceptual and schematic phase, the project team engaged the general public through two community meetings and continued to receive input on plans through the end of 2017. As design development began in earnest in 2018, the project team engaged specific constituents in designing spaces to meet their needs, including the Council on Aging and Arlington Senior Association.

Over the past few years of developing this project, key themes emerged from the building users and constituents of the Senior Center. Including: support for the project and location of the Senior Center; recognition of the need to preserve and protect the historic resource; and understanding that the Town must balance multiple programming goals within the building as it is shared with four other tenants.

4. Project Documentation: Attach any applicable engineering plans, architectural drawings, site plans, photographs, any other renderings, relevant studies or material.

Please see the most recent design development drawings provided in this application package.

5. Timeline: What is the schedule for project implementation, including a timeline for all critical milestones?

The following is an approximate timeline:

- Construction Documents – December through March 2019
- Public Bidding – April through June 2019
- Contract Award – July/ August 2019
- Tenants Move: June through August 2019
 - Current 2nd floor tenant moves out and HHS moves to 2nd floor
 - Arlington Senior Association moves to 2nd floor
 - Retirement Board moves to 2nd floor with Weatherization (discussions in progress)
 - Council on Aging moves partially to 2nd floor and other staff will move with programs (alternative programming locations discussion in progress)
- Construction start – August/ September 2019
- Construction mid-point – February 2020
- Construction ends – July 2020
- Tenants Move: August/ September 2020 - Council on Aging staff move to ground floor and Arlington Senior Association moves to 1st floor

6. Credentials: How will the experience of the applicant contribute to the success of this project?

The Department of Planning and Community Development staff will oversee the project. Staff have extensive planning, design, and project management expertise. The OPM and Architect are fully credentialed. Construction documents will be developed in Spring 2019 for bidding in July 2019. Construction administration services will be provided by the Architect. And the OPM will remain as Clerk of the Works. Hazardous material abatement will be monitored by a consulting abatement specialist, UES Corporation.

7. Budget: What is the total budget for the project and how will funds be sourced and spent? All items of expenditure must be clearly identified.

Please see the attached total cost prepared by estimator A.M. Fogarty.

8. Other Funding: What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.

The project is in the capital plan for FY20. The Department will be applying for CDBG funding for FY20 for funding to comply with ADA laws. The Department will also pursue grant opportunities, including through the Massachusetts Historical Commission Preservation Projects Fund.

9. Maintenance: If ongoing maintenance is required for your project, how will it be funded? Ongoing maintenance of the building will continue to be funded through the Urban Renewal Fund operated by the Arlington Redevelopment Board.

10. Impact on Town Budget: What, if any, potential secondary effects will your proposed project have on the Town's Operating Budget? Are there any capital projects that rely on the successful completion of your project? Capital funds already programmed in the FY20 Capital Plan are critical for the success of this project.

ADDITIONAL INFORMATION: Provide the following additional information, as applicable.

1. Control of Site: Documentation that you have control over the site, such as a Purchase and Sales Agreement, option or deed. If the applicant does not have site control, explain what communications have occurred with the bodies that have control and how public benefits will be protected in perpetuity or otherwise.
This property is owned by the ARB.

2. Deed Restrictions: In order for funding to be distributed, an appropriate deed restriction, meeting the requirements of Chapter 184 of Mass General Laws pursuant to section 12 of the Community Preservation Act, must be filed with the CPC. Provide a copy of the actual or proposed restrictions that will apply to this project.
A deed restriction will be filed.

3. Acquisitions: For acquisition projects, attach appraisals and agreements if available. Attach a copy of the deed.
N/A

4. Feasibility: Provide a list of all further actions or steps that will be required for completion of the project, such as environmental assessments, zoning approvals, and any other known barriers to moving forward.

As part of the revitalization plan process, the Department is committed to continuing public dialogue and engagement. Updates will be provided to the Town Manager, Historical Commission, Historic Districts Commission, Select Board, Permanent Town Building Committee, Council on Aging, Disability Commission, and Redevelopment Board. The Historic Districts Commission is in the process of approving the exterior plans. No further approvals are needed.

5. Hazardous Materials: Provide evidence that the proposed project site is free of hazardous materials or there is a plan for remediation in place.

An assessment of the building has been conducted. Hazardous materials will be removed during construction.

6. Permitting: Provide evidence that the project does not violate any zoning ordinances, covenants, restrictions or other laws or regulations. What permits, if any, are needed for this project? Provide the expected date of receipt for necessary permits, and copies of and permits already acquired.

Please see response provided to question 4 above.

7. Environmental Concerns: Identify all known wetlands, floodplains, and/or any natural resource limitation that occur within the boundaries of your submission. The property is neither located in a natural resources area nor will impact any resource area.

8. Professional Standards: Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed. The Department of Planning and Community Development staff will oversee the project. Staff have extensive planning, design, and project management expertise. The OPM and Architect are fully credentialed. Construction documents will be developed in Spring 2019 for bidding in July 2019. Construction administration services will be provided by the Architect. And the OPM will remain as Clerk of the Works. Hazardous material abatement will be monitored by a consulting abatement specialist, UES Corporation.

9. Further Attachments:

- Assessor's card showing property ownership
- National Register, Arlington Center District, and 20 Academy Street historic designations
- A.M. Fogarty cost estimate November 2018
- UES Final Report for Limited Hazardous Materials Identification Survey November 2018
- Masonry Repairs and Roof Repairs scope of work
- Letters of Support

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	ARL.224
Historic Name:	Central Junior High School
Common Name:	Arlington Senior Center
Address:	20 Academy St 27 Maple St
City/Town:	Arlington
Village/Neighborhood:	Arlington Center
Local No:	173, 195
Year Constructed:	1894
Architect(s):	Gay and Proctor; Hartwell and Richardson; Proctor, William
Architectural Style(s):	Victorian Eclectic
Use(s):	Community Center; Public School
Significance:	Architecture; Community Planning; Education
Area(s):	ARL.A: Arlington Center Historic District ARL.F: Arlington Center Historic District ARL.I: Pleasant Street Historic District ARL.P: Arlington Multiple Resource Area ARL.AE: Academy Street Area
Designation(s):	Nat'l Register District (07/18/1974); Nat'l Register MRA (09/27/1985); Nat'l Register District (09/27/1985); Local Historic District (04/26/2006)
Building Materials(s):	Roof: Slate Wall: Brick; Brown Stone; Copper; Glazed Terra Cotta; Wood Shingle; Stone, Cut Foundation: Brick



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

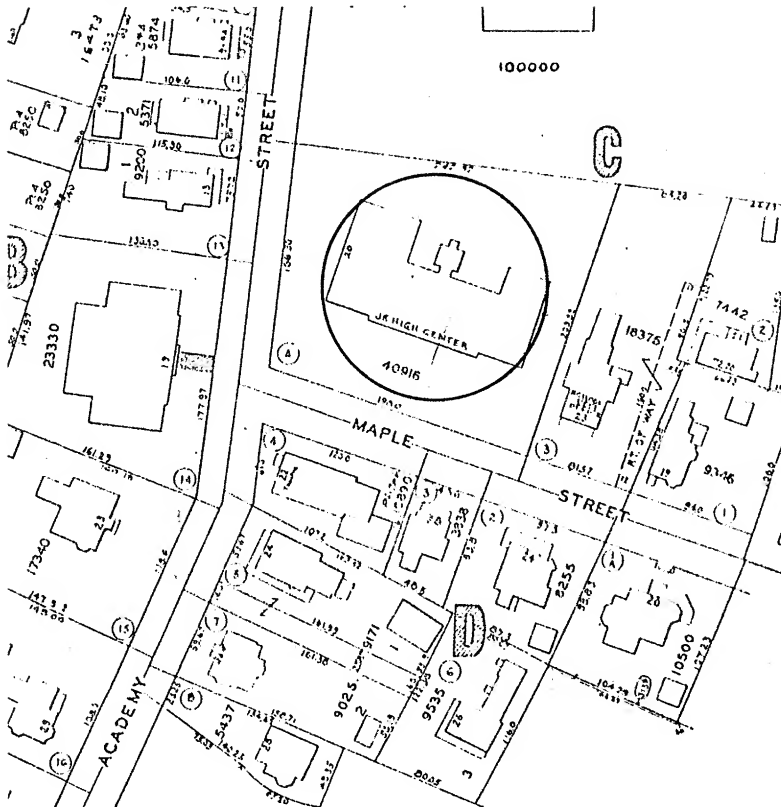
FORM B - BUILDING

Area <u>AE A, EP</u>	Form no. <u>234</u> <u>195</u>
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MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

Town Arlington, MA.Address 20 Academy StreetHistoric Name Central SchoolUse: Original schoolPresent Central Junior SchoolOwnership: ☐ Private individual
Private organization _____Public Town of ArlingtonOriginal owner Town of Arlington

SKETCH MAP



DESCRIPTION:

Date 1894Source Arlington Advocate, March 16, 1894
p. 1 cols. 3 & 4Style elements of Richardsonian Romanesque
and ChateausqueArchitect Hartwell and RichardsonExterior wall fabric brick

Outbuildings _____

Major alterations (with dates) _____

Moved _____ Date _____

Approx. acreage less than one acreSetting across from Friends of TheDramaRecorded by E. Gordon, N. DoonanOrganization American Landmarks, Inc.Date October 29, 1980

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

Built in 1894 to the design of Boston architects, Hartwell and Richardson, the Central School building is architecturally distinguished, and one of Arlington's handful of really monumental structures. Its form was as much based on theories on public health as that of scholastic organization or architectural effect--the outsized "chimneys" are actually ventilation stacks. The building combines the proportions and gravity of Richardsonian Romanesque with Chateausque dormers and symmetrical elevations, that foreshadow the Classical Revival. The taint and incisive treatment of the wall surfaces takes advantage of the precision of shop-crafted materials and unsurpassed standards in building. Note the handsome decorative panels of orange glazed brick at the second floor, and the continuous diaper of the same brick between the second floor window heads and eaves. This structure as well as its kin, deserve the Town's steadfast commitment to their maintenance and

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

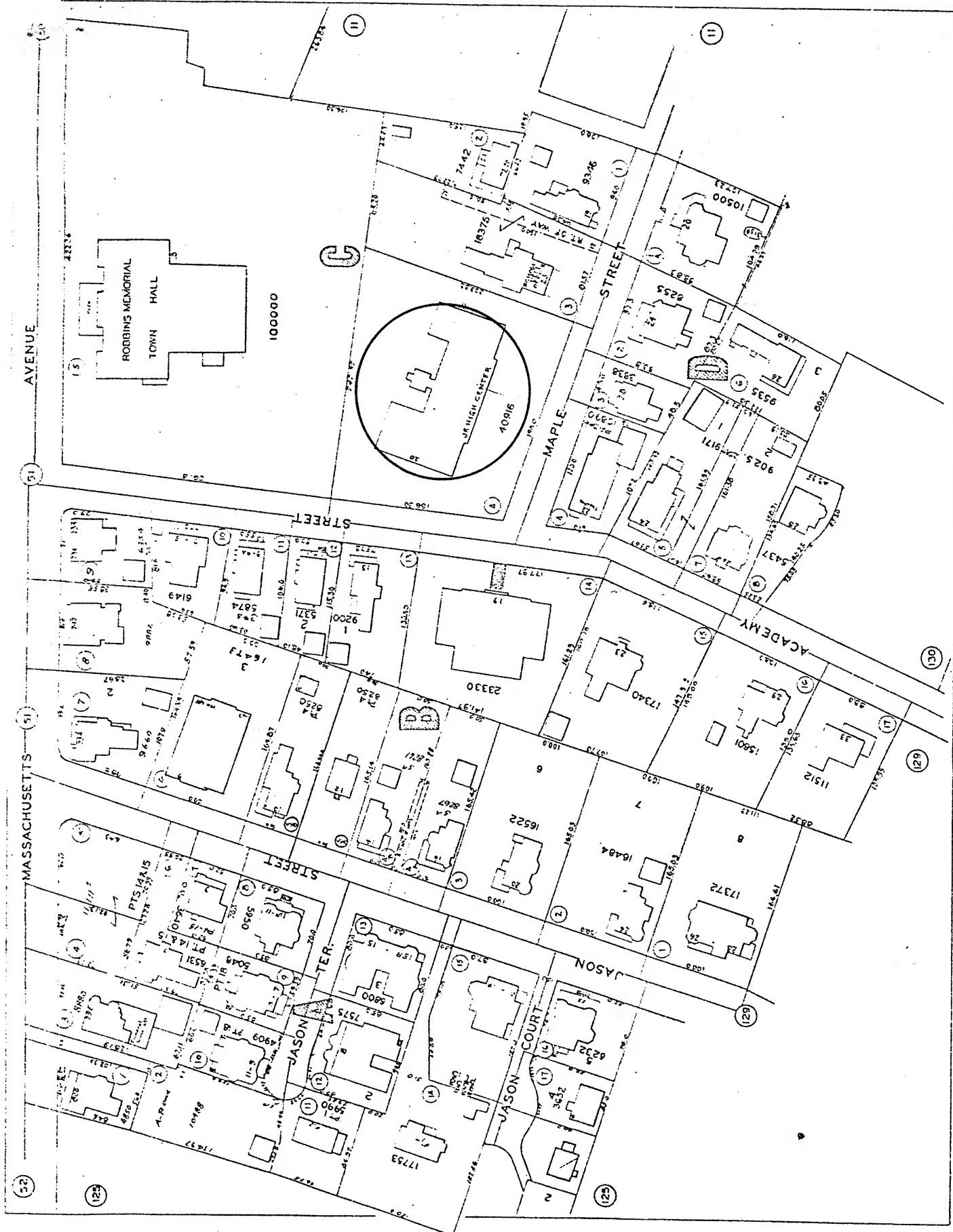
This school was built in 1894 by Hartwell and Richardson. This Boston based firm designed the Exeter Street Theatre (First Spiritualist Temple), the Belmont Town Hall, and the Medford High School. Its lot was once part of the George Croome estate.

ARCHITECTURAL SIGNIFICANCE CONTINUED:

preservation. The exterior is unaltered. (with the exception of cream-colored windows and eaves which were probably a darker hue originally)

BIBLIOGRAPHY and/or REFERENCES

- 1875 Beers & Co. Atlas
- 1884 Bird's Eye View of Arlington, Arlington Advocate
- 1898 Stadley & Co. Atlas
- 1923 Sanborn Map Co. Atlas
- Arlington Directories of 1869/70, 1883, 1890, 1898, 1923



Locke School - Oct 1898

2 1/2 story 83 ft long, 72 wide

brick with brown sandstone trimmings

slate roof

main ent = Park ave

Longmeadow brownstone for entrance

interior finish = brown ash with hard
plaster dadoes in corridors

cost - 35,000,000

Mr William Proctor (Gay + Proc) = arch.

"Although little money has been afforded to make
the bldg ornate, it nevertheless has a handsome
appearance."

Bands of brownstone mark the water course
and window sill lines, which breaks up the
monotony of the plain brick surface.

Further variety in outline is given the front
of the bldg by throwing the two ends forward, then
giving the middle section a receding effect.

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no. 170 400	Form no. 173
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1. Town Arlington
 Address cr. Maple + Academy Sts
 Name Central Junior High School
 Present use Junior High School
 Present owner town of Arlington

3. Description:

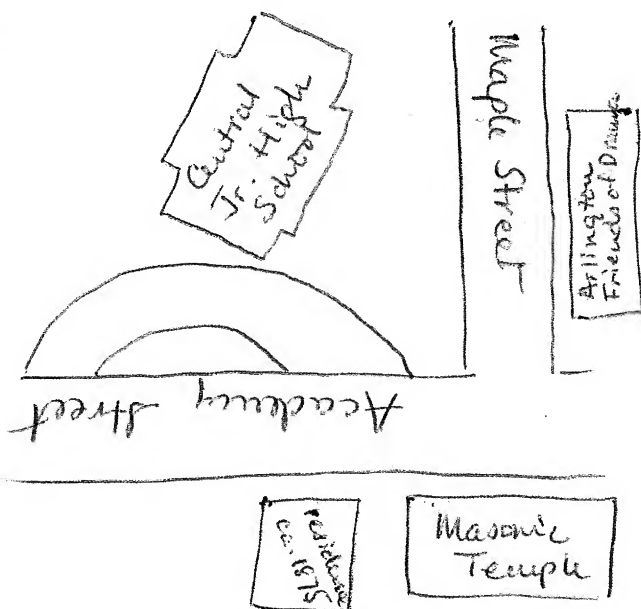
Date 1894
 Source Terra Cotta relief/AABN
 Style Schoolhouse Romanesque
 Architect Hartwell + Richardson
 Exterior wall fabric brick
 Outbuildings (describe) —
 Other features ornate terracotta +
brick work, slate roof,
Copper trim
 Altered Date
 Moved Date

5. Lot size:

One acre or less Over one acre ☒
 Approximate frontage 110'
 Approximate distance of building from street
40'

6. Recorded by John Herzan
 Organization Arlington Historical
Commission
 Date June 11, 1973

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.

DO NOT WRITE IN THIS SPACE
USGS Quadrant MHC Photo no.

(over)

N 27 1973

7. Original owner (if known) Town of Arlington
 Original use Arlington High School
 Subsequent uses (if any) and dates school use since 1894

8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input checked="" type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	Education	<input checked="" type="checkbox"/>	Religion	<input type="checkbox"/>
Architectural	<input checked="" type="checkbox"/>	Exploration/ settlement	<input type="checkbox"/>	Science/ invention	<input type="checkbox"/>
The Arts	<input type="checkbox"/>	Industry	<input type="checkbox"/>	Social/ humanitarian	<input type="checkbox"/>
Commerce	<input type="checkbox"/>	Military	<input type="checkbox"/>	Transportation	<input type="checkbox"/>
Communication	<input type="checkbox"/>	Political	<input type="checkbox"/>		
Community development	<input type="checkbox"/>				

9. Historical significance (include explanation of themes checked above)

Central Junior High School is Hartwell +
 and Richardson's only school building in
 Arlington. This massive Victorian structure
 was Arlington's first High School building.
 Its terra cotta trim, slate and copper roof
 are remarkably well-preserved and the
 building complements other 19th century
 dwellings in the area nearby.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

American Architect + Building News - 1894
Avery Index

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	ARL.AE
Historic Name:	Academy Street Area
Common Name:	
Address:	
City/Town:	Arlington
Village/Neighborhood:	Arlington Center
Local No:	170
Year Constructed:	
Architect(s):	
Architectural Style(s):	
Use(s):	Other Institutional; Residential District
Significance:	Architecture; Community Planning
Area(s):	
Designation(s):	
Building Materials(s):	



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Sunday, December 9, 2018 at 8:29: PM

FORM A - AREA SURVEY

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

Form numbers in this area <u>171, 172, 173</u> <u>no forms for others</u>	Area no. <u>170 AE</u>
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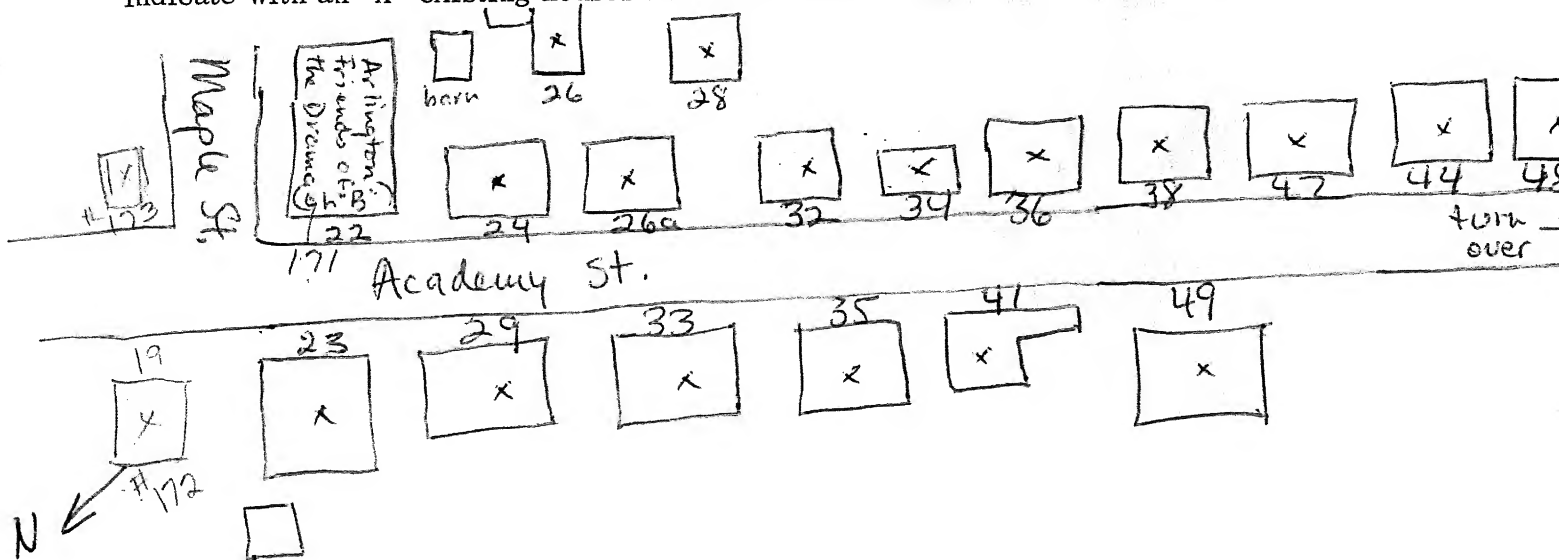
1. Town Arlington
Name of area (if any) Academy Street

2. Photo (3x3" or 3x5")
Staple to left side of form
Photo number _____

3. General date or period mid to late
19th century

4. Is area uniform (explain):
in style? no several shingle, mansard and Queen Anne as well as modern homes.
in condition? yes - good
in type of ownership? private
in use? residential

5. Map. Use space below to draw a general map of the area involved. Indicate any historic properties for which individual reports are completed on Forms B thru F, using corresponding numbers. Show street names (including route numbers, if any) and indicate north. Indicate with an "x" existing houses not inventoried on Form B.



DO NOT WRITE IN THIS SPACE
USGS Quadrant _____

MHC Photo no. _____

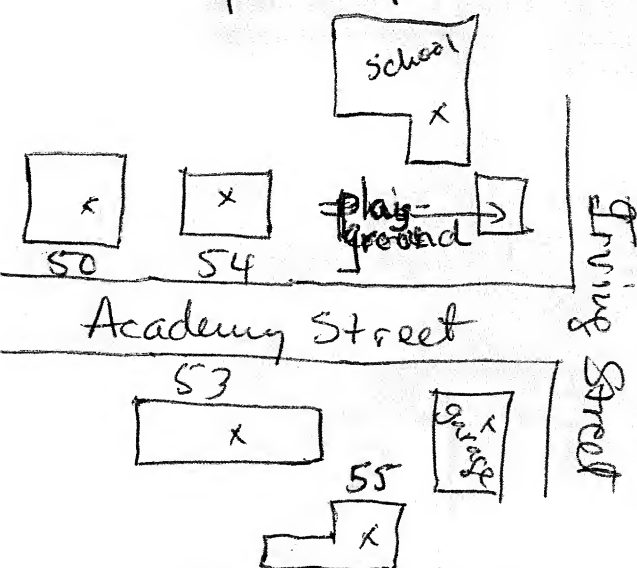
6. Recorded by John Herzan
Organization Arlington Historical Comm
Date June 15, 1973

(over)

JUN 27 1973

7. Historical data. Explain the historical/architectural importance of this area.

For a historical overview of the ~~Menotomy~~ Academy Street area consult the Menotomy Historic Districts Report. Academy Street contains several fine mid to late 19th century houses which warrant further research on an individual basis. The area designated on this form contains several good examples of Gk. Revival, Mansard and Shingle Style houses as well as a variety of well-preserved frame houses, interspersed with a few contemporary homes of inferior architectural quality.



8. Bibliography and/or references such as local histories, deeds, assessor's records, early maps, etc.

Menotomy Historic Districts Report, p. 55



#24 (ARL. 227)



#26A (ARL. 769)



#23 (ARL. 226)



#26 (ARL. 228)



#28 (APR. 229)



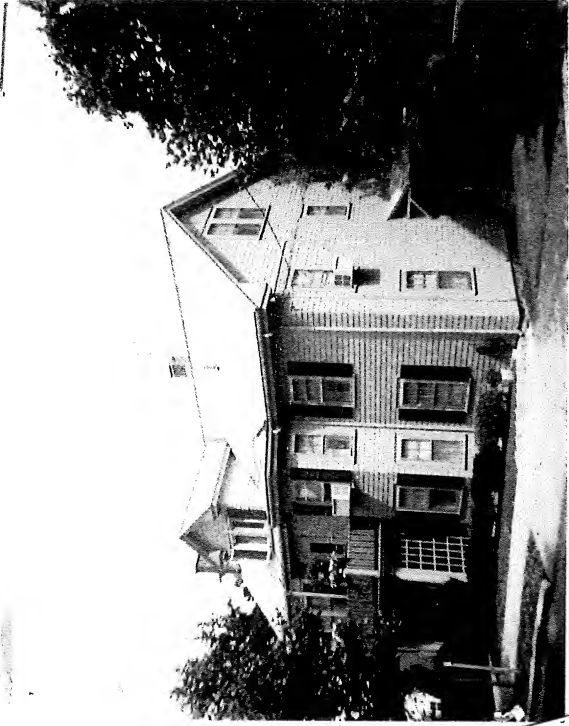
#29 (APR. 230)



#33 (APR. 771)



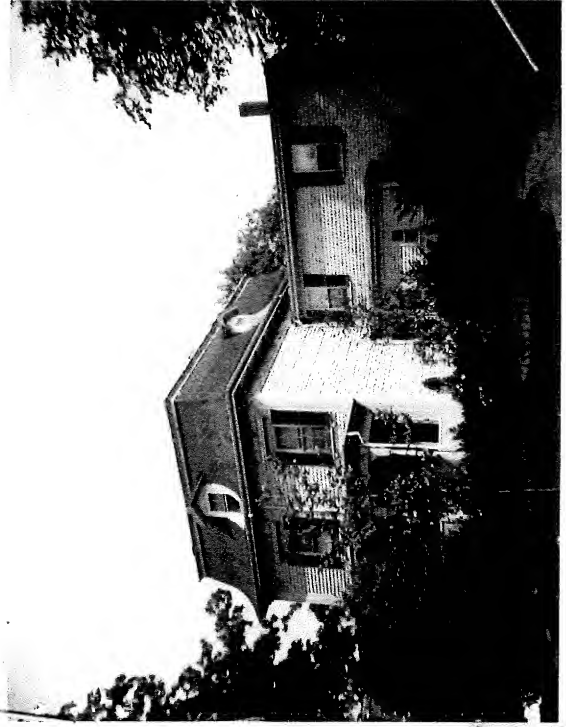
#35 (APR. 773)



#36 (ARL. 774)



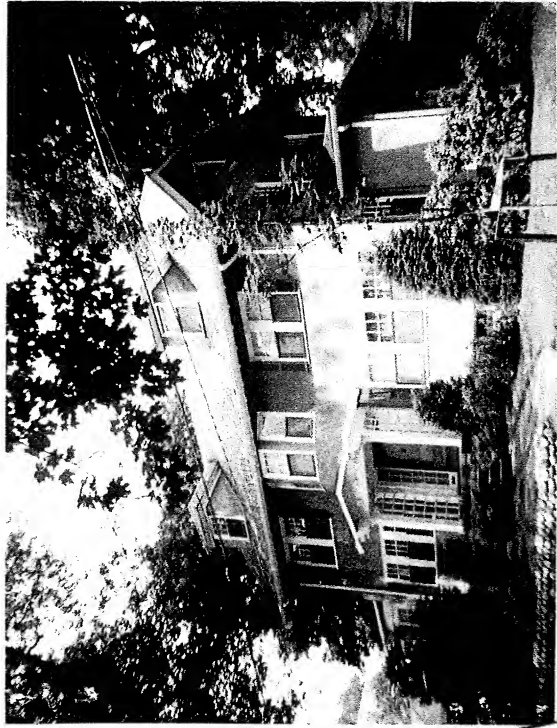
#38 (ARL. 775)



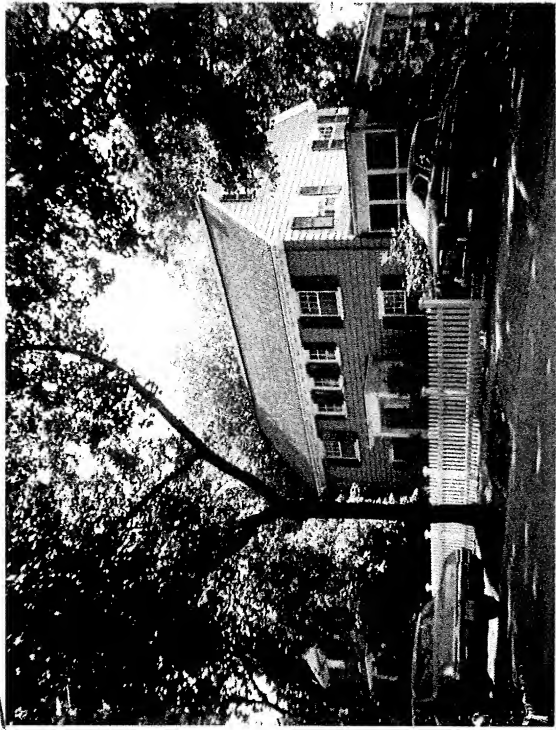
#44 (ARL. 232)



#49 (ARL. 778)



#53 (AKL 761)



#54 (AKL 762)



#55 (AKL 763)

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Formreceived MAR 6 1985
date entered 4-18-85See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections**1. Name**Historic Resources of the Town of Arlington, Massachusetts (partial inventory
historic historical and architectural 1635-1940)

and/or common Arlington Multiple Resource Area

2. Location

street & number Multiple - See individual forms N/A not for publication

city, town Arlington N/A vicinity of

state Massachusetts code 025 county Middlesex code 017

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input checked="" type="checkbox"/> transportation
			<input type="checkbox"/> other:

X Multiple Resource

4. Owner of Property

name Multiple - See attached list and individual forms

street & number

city, town Arlington N/A vicinity of state Massachusetts

5. Location of Legal Description

courthouse, registry of deeds, etc. Middlesex County Registry of Deeds

street & number 208 Cambridge Street

city, town Cambridge state Massachusetts

6. Representation in Existing Surveystitle Inventory of the Historic Assets of the Commonwealth has this property been determined eligible? ☐ yes ☒ nodate 1976-1980 ☐ federal ☒ state ☐ county ☒ local

depository for survey records Massachusetts Historical Commission

city, town 80 Boylston Street Boston state Massachusetts

7. Description

Arlington Multiple Resource Area, Arlington, MA

Condition

☒ excellent
☒ good
☒ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☒ altered

Check one

☒ original site
☒ moved date ~~See individual forms~~

Describe the present and original (if known) physical appearance

Portions redacted

The boundaries of the Arlington Multiple Resource Area are the incorporated town limits of Arlington, Massachusetts. The town, which occupies an area of 5 1/4 square miles, is bounded by Cambridge, Belmont, Lexington, Winchester, Medford, and Somerville. It is located in eastern Middlesex County, some five miles northwest of Boston.

Topographically, Arlington is split roughly in two by a bold escarpment separating the Middlesex Fells upland district from the broad flood plain known as the Boston Basin. That escarpment is broken in Arlington by the valley of Mill Brook, which runs southeast out of the uplands from Great Meadows in Lexington to the Mystic Lakes at Arlington's northeastern boundary. Thus, Arlington is characterized by three distinct topographic areas: level plains of glacial outwash in the area east of Pleasant and Medford Streets, hilly uplands in Arlington Heights to the west, and the long narrow Mill Brook Valley running west to east through the town. Elevations range from a low of 10 feet on the town's eastern border to a high of 377 feet at Arlington Heights' Park Circle in the southwest corner of the town. Crescent Hill Avenue, northwest of Mill Brook, is the second highest point at 281 feet. Arlington Heights is part of the natural wall encircling the Boston Basin, known as the Blue Hills Complex. These hills are composed of various igneous rocks, including granite, syenite, and diorite, and extend from the Blue Hills in Milton, to the south, in a great arc northwest, and thence northeast to the northern extent of the Middlesex Fells in Malden.

Waterways form several of the town's boundaries. Arlington Reservoir forms part of the Lexington border to the west, while Alewife Brook separates East Arlington from Cambridge. The Mystic Lakes and Mystic River define the town's northern limits between Winchester and Medford. Important bodies of water in the town are Spy Pond, a 20-acre pond noted for its 19th century ice industry, and the Mystic Lakes. Both bodies are glacially formed kettles, although the Mystic Lakes have been altered with manmade obstructions. Arlington lies within the Mystic River drainage area.

Prior to the 20th century, streams abounded west of Arlington Center. The largest of these ran parallel to the south side of Massachusetts Avenue from Swan Street to the Lockland Street area. Most of the streams have been covered over by development-induced landform alteration. With the exception of Mill Brook, none of the town's streams supported early milling.

Originally, Arlington, then known as Menotomy, was part of Cambridge. A portion of the original 1636 "Eight Mile Line" survives as Warren Street. Arlington's present western boundary was established when the town of Lexington was formed in 1713. When Menotomy became a separate parish from Cambridge, in 1732, the town's eastern border at Alewife Brook was established. In 1807, Menotomy was established as the town of West Cambridge, the name it retained until 1867. At that time, the present name "Arlington" was adopted. Minor boundary adjustments occurred in the mid 19th century and again in the early 20th century, as formal bounds were established between Arlington and its many neighbors.

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Historic Overview

Arlington today is an intensely developed inner suburb of the Greater Boston Area. Settlement of the area from Cambridge occurred early in the 17th century, with mill sites developed along Mill Brook and farmsteads along present-day Massachusetts Avenue. By the early 18th century, the town center had emerged at the intersection of Massachusetts Avenue and Pleasant Street, an important transportation route linking Spy Pond, and the Mystic River. Agriculture, ice cutting at Spy Pond and a variety of industrial activities along Mill Brook provided the major economic focus of early 19th century. Establishment of an Arlington-Lexington branch railroad (1846) and of horsecar service on Massachusetts Avenue to Cambridge (1859) facilitated the town's mid-19th century development. Saw manufacturing, spice and grain milling, ice harvesting and ice-cutting tool manufacture, furniture manufacturing, and market gardening dominated the town's mid-19th century economy.

After the abrupt loss of water power as a result of the establishment of the Arlington Water Works (1872), market gardening emerged as the town's major industry. The other preeminent change of the late 19th century was Arlington's rapid and extensive development as a residential suburb of Boston. Suburbanization continued well into the mid 20th century. With the postwar decline of market gardening and subdivision of agricultural lands, Arlington achieved its present intensely developed residential character.

Community Development Patterns:

Factors affecting Arlington's development are discussed below by period. Parenthetical numbers refer to date of construction and inventory numbers. For more specific locations, please refer to historic map series.

1635-1733: Menotomy

Present-day Arlington, then known by its aboriginal name, Menotomy, was settled in 1635, when George Cooke obtained mill rights on Mill Brook at what is today known as Water Street. (Cooke's mill was not completed until 1637.) That mill site focused settlement at what remains today the town center. For all of the period before 1733, Menotomy functioned primarily as an outlying farming and grazing community of Cambridge. Several other small-scale grist- and sawmills, however, did join Cook's Mill on Mill Brook at Mill and Grove Streets.

Native trails, upgraded throughout the period, served as the town's primary transportation routes. The most important of these routes followed Massachusetts Avenue, Pleasant, Mystic, and Medford Streets. These were supplemented by Broadway (the route to Charlestown), Water Street (to Cook's Mill), and, in 1703, by Lake Street, originally laid out as a division highway through the 17th-century planting fields on Menotomy Plain (East Arlington). These routes formed a more or less radial pattern out from the town center at the intersection of Massachusetts Avenue and Mystic Street.

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In population, Menotomy probably numbered no more than 250 persons during this period. Most were undoubtedly housed in simple gable-roofed vernacular houses and cottages. The first municipal structure, a schoolhouse, was built in 1693 at the center. The only extant period residence is the Fowle-Reed-Wyman House (ca. 1706, NR 1975), a two-story central-plan structure. Although the town was a major area of native occupation from the Middle Archaic through Contact periods, there are only a few known native sites, all dating from the Late Woodland period and located along Alewife Brook and the west side of Spy Pond.

1733-1807: The Second Parish of Cambridge

In 1733, Menotomy became a separate parish, the Second Parish of Cambridge. Location of the first (1734) meetinghouse (which measured 46' X 36' X 24') at the intersection of Massachusetts Avenue and Pleasant Street reinforced that site as the town center. The present Unitarian Church (1977) at Massachusetts Avenue and Pleasant Street, and its 18th-century burying ground, set aside in 1724, mark the site of the first meetinghouse. The 17th-century highway system remained intact, undergoing improvements through the period. Roads in highland sections (Appleton and Forest Streets to the west and Hutchinson Road to the north) were upgraded as well. The importance of Massachusetts Avenue as the principal east/west highway from Cambridge to Concord was underscored in 1775, when that route witnessed the opening skirmishes of the Revolutionary War.

By 1765, Menotomy's population numbered roughly 500 to 600 persons, most of whom were engaged in farming. With the establishment of Amos Whittemore's card factory in 1799, Menotomy's economy began to diversify, encouraging a boost in the population to 971 by 1810.

The building stock generally remained vernacular in content, with simple farmhouses predominating. In total, less than a dozen houses of the pre-1807 period survive in Arlington, all of which display standard plans, timber frame construction, and simple detailing (1750, #516; 1801, #545). By the 1790s, increasing architectural diversity could be noted, particularly in the houses of the town's most prominent citizens.

The Parson Fiske House (1791; demolished) featured a hip roof and Georgian detailing. The period's preeminent residence and the town's only extant pre-1807 high-style structure is the Whittemore-Robbins House (1799), built by industrialist Amos Whittemore. Perhaps abetted by the material success of the Whittemore Card Factory, the town in 1805 constructed a new larger meetinghouse (70' X 56' X 30') with a pillared porch and domed belfry. As a whole, Menotomy's pre-1807 landscape was characterized by a cluster of residential buildings surrounding the meetinghouse and burying ground at the present town center, with simple mill buildings nearby on Mill Brook. Several taverns strung along Massachusetts Avenue and scattered farmsteads on Menotomy Plain (East Arlington) comprised the other major components of the town's landscape. The burying ground, established in 1733 (#00000), is the most significant surviving landscape feature of this period. Also surviving is a milestone, ca.

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1790 (#903), near the intersection of today's Paul Revere and Appleton Streets in the foothills of Arlington Heights. The milestone marks eight miles to Boston.

1807-1867: West Cambridge

In 1807, Menotomy, the northwest precinct of Cambridge, was incorporated as the town of West Cambridge. As it had for the previous century, West Cambridge remained primarily a quiet farming community, growing slowly until the 1830s, when the town's industries began to gather momentum. As Boston markets grew at mid century, farming in West Cambridge responded, shifting from generalized agriculture to specialized market gardening. With increased agricultural and industrial activity, and improved transportation to Cambridge and Boston, West Cambridge's growth accelerated. Small milling and manufacturing concerns defined the Mill Brook Valley while the town's first suburban subdivisions emerged in the farlands and orchards south and east of the town center. Transportation routes expanded significantly between 1807 and 1867, with overall improvements to the existing colonial road networks. Two turnpikes were introduced early in the 19th century: in 1805, the Concord Turnpike (now Route 2) and, in 1810, the Middlesex Turnpike (Lowell and Westminster Streets). The major changes occurred after 1846, when the Lexington and West Cambridge Branch Railroad, routed around Spy Pond and up the Mill Brook Valley, was established between Arlington and Lexington. After 1859, horsecar service on Massachusetts Avenue to Cambridge linked West Cambridge to the Boston street railway system. Population rose gradually through the period, reaching around 1,300 by 1830. Substantial increases in population did not occur until the 1840s and later, with annexation of a portion of Charlestown south of the Mystic Lakes in 1842 and a burgeoning manufacturing economy in the 1850s. Between 1850 and 1855, West Cambridge's population jumped 17%, to 2,670. This figure included the town's first Irish immigrants, who, by 1865, numbered nearly 20 percent of the total population. Building construction in the town accelerated to mirror mid-century economic and population expansion. With the exception of the Pleasant Street area, the focus of elite housing, residential architecture was vernacular in character, consisting primarily of farmhouses and modest workers' housing. Two-story frame houses with traditional central passage or side-hall plans predominated. Generally, first-quarter 19th century houses display vernacular plans and detailing (#112, 1820; #549, 1828). Typical Greek Revival houses featured simple entrances with straight transoms and sidelights (#114, ca. 1840; #258, ca. 1835). Porticoed Greek Revival houses (#340, ca. 1830; #21, ca. 1830) are also less common, while only one temple-front Greek Revival house (#438, ca. 1840) survives in the town.

Proportionately, houses in the Italianate style are the most numerous for the period. For these, a range of structures from simple vernacular farm and workers' housing (ca. 1850, #126) to elaborately detailed examples (#421, ca. 1855; #11, ca. 1860) is present within the community. Increased mid-century population manifested itself in the appearance of the first multiple-family houses in the period: double houses, either built as such (ca. 1855, #378; ca. 1865, #441) or converted from earlier structures (1816, #494), predominated.

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The construction of a flamboyant Italianate Town Hall (Melvin and Young, 1852; demolished 1960) symbolized the new sophistication in West Cambridge. In 1837, a free public library had been established. New school districts were delineated in 1838, with two-room, two-story schoolhouses built in two of the districts. By 1856, West Cambridge's streets boasted gas lighting and in 1864, the town founded its first high school. The Cutter School (1867, #540) is the only school still standing from the period. New churches were built by the First Parish first in 1840 and again in 1856, after the former structure burned. Religious factionalism expressed itself in the formation of Orthodox (1842) and Universalist (1844) parishes. Both the Egyptian Revival Orthodox church (1844; now Pleasant Street Congregational, NR 1983) and the Romanesque Revival Universalist church (1841, 1860, Thomas Silloway; now Greek Orthodox, NR 1983) still stand.

One- and two-story frame commercial buildings, none of which survive, were scattered along Massachusetts Avenue at the town center. Frame factory buildings were located along Mill Brook and there were ice sheds at Spy Pond. Of these, one of the only surviving structure is the Old Schwamb Mill (1861; NR, 1971), a 2 1/2-story frame building that retains its original machinery for turning oval picture frames.

The Mill Brook Valley and town center maintained their focus as industrial and municipal centers through the period. As the Pleasant Street area was subdivided for the "suburban" mansions of Boston businessman, a core of elite housing developed south of the town center while scattered farmsteads occupied most of the town's remaining area.

1867-1940: Arlington

In 1867, the town of West Cambridge changed its name to Arlington. The name change represented an effort to break with Cambridge and assert a stronger municipal identity for the town. The period from 1867 to 1940 was one of great suburban expansion, checked by the competing needs of a very strong market-gardening industry for open agricultural land. The town's present suburban character was not confirmed until after 1915, when the pressure for residential subdivision triumphed over agricultural interests.

Road and rail routes from the mid 19th century were expanded and upgraded. Electric streetcar service ran along the entire length of Massachusetts Avenue with supplementary routes to Somerville along Broadway, to Medford along Medford Street and north along Mystic Street to Winchester and Woburn. As residential subdivisions were platted, infill streets substantially expanded the town's street network. In the early 20th century, the town's major transportation axes (Route 2A: Massachusetts Avenue/Summer Street; Route 3: Mystic Street; and Route 60: Medford/Pleasant Streets) were upgraded as auto roads, while autohighways (Mystic Valley Parkway and Route 2) were introduced in the early 1930s.

The town's population rose steadily and dramatically over the 63-year period from 1867 to

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1930, increasing from just over 3,200 inhabitants in 1870 to 36,000 residents in 1930. Particularly rapid expansion occurred in the early 20th century, when the population doubled every fifteen years. Roughly one quarter of the town's population was classified as foreign in the 1885 and 1905 censuses; of these, most were Irish, many of whom were employed as farm workers.

After 1867, the range of building types in the town broadened to include a variety of residential types, single- and multiple-family housing, in high-style through vernacular expressions. The Pleasant Street area south of the town center retained its mid-19th century identity as an elite neighborhood of architect-designed houses in up-to-date styles. Arlington Heights and the Bartlett/Oakland Street area, southwest of the town center, were subdivided with comfortable single-family houses while after 1900, East Arlington developed with two- and three-family houses and single-family cottages (Orvis Road HD). By the second quarter of the 20th century, subdivisions with picturesque winding roads had been platted southwest of Mystic Street, and substantial single-family houses began to appear in the hilly sections bordering the Mystic Lakes.

Well-built masonry commercial blocks in the Colonial Revival style replaced earlier brick and frame buildings in the town center, while secondary commercial nodes with frame and masonry buildings developed on Massachusetts Avenue in East Arlington at Lake Street and in Arlington Heights at Park Street.

Municipal response to Arlington's suburbanization came in the form of public investment in new schools (1899, #569), fire stations (1926, #518; 1928, #536), and a water works (an unsuccessful venture initiated in 1872 and abandoned in 1898). The town's architecturally outstanding Robbins Library (1892, Cabot, Everett and Mead;; #528) and Town Hall (1912, R. Clipston Sturges; #529) stand as a monument to the generosity of Arlington's philanthropic Robbins family, descendants of a Fanueil Hall poultryman, Nathan Robbins (Town Center HD).

By 1930, dense residential infill covered most of Arlington's landscape. Only the hilly sections north of Massachusetts Avenue along borders with Lexington and Winchester remained largely undeveloped. Single- and multiple-family houses lined the blocks north and south of Massachusetts Avenue, while along the Avenue itself were focused the commercial and institutional structures to service the surrounding neighborhoods. Industries along the Mill Brook Valley remained in some scattered locations, but East Arlington's famous 19th-century market gardens were obliterated by suburban subdivision.

Architecture

The architecture section following is organized by building type. Residential structures are discussed first and are the most numerous component within the nomination. Non-residential structures, including municipal, commercial, and industrial buildings, are then discussed.

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Parenthetical numerals refer to date and inventory number. Observations in this section are drawn from the Arlington survey and from the conclusions of the state survey team's report on the Boston region.

Residential Buildings

Most of the housing in Arlington was constructed between 1875 and 1930; however, small clusters of mid-19th century housing stock, scattered pre-1850 farmhouses, and several post-1930 subdivisions give Arlington a diversity of residential architecture. Geographically, the town is roughly demarcated into neighborhoods of single-family, late-19th century housing southwest of the town center; early 20th century multifamily housing in East Arlington; and later single-family housing in the northern half of the town. Pleasant Street contains a mix of elite housing and institutional uses.

Development of residential neighborhoods generally expanded in linear subdivisions running off the old colonial road system. With the exception of Arlington Heights, platted in 1872, major subdivision of the town occurred around the turn of the century. Neighborhoods south of Massachusetts Avenue and east of Pleasant Street were platted with regular street grids of long, narrow blocks. It was not until the 1920s and later, however, that the hilly northwestern section of the town was filled in with winding and picturesque suburban streets. The town today exhibits a densely settled appearance with numerous medium-size, low-rise residences of one to three stories height predominating.

Arlington's suburban character is defined by the large number of comfortable houses built between 1875 and 1930. These houses are generally conservative in plan and detailing, but reflect their construction for middle-class commuters in quality of materials and execution. Clapboards and shingles are the most common sheathing materials used; however, brick and stucco are not uncommon materials in the town, particularly for 20th-century housing. As in other Boston suburbs, Colonial Revival-style details predominate. While a few houses of architect design are known, the great majority of the houses built at the end of the 19th century were the work of local speculators and builders. Arlington architects, including C. Herbert McClare and Charles H. Bartlett, played an important role in local developments such as Kensington Park (#00000), but noted Boston architects, among them Hartwell and Richardson, were called in to design the houses of Arlington's most prominent families. The Boston architectural firm of Gay and Proctor is probably most closely identified with architectural design in the town, having designed numerous residences and other buildings; William Proctor of the firm was an Arlington native.

First Period (1640 - 1730)

Arlington's First Period houses were typical of Massachusetts Bay Colony construction with heavy timber framing, simple central chimney plans, and clapboarded exteriors. Of the three pre-1730 houses surviving in the town, only one preserves many characteristics of First Period construction. That house is the Fowle-Reed-Wyman House, 64 Old Mystic Street (ca.

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1706, NR 1975), a central chimney plan structure of two-story height with an integral lean-to. Much of the house's early 18th-century interior finishes remain intact. The other two houses (Butterfield-Whittemore, 54 Massachusetts Avenue, ca. 1695 and ca. 1800, NR 1977; Captain Benjamin Locke, 21 Appleton Street, ca. 1720, 1780, 1790; NR, 1978) contain Federal-period interiors. The Locke House does, however, retain its 18th-century vernacular form, with a central chimney and simple plan of one bay's depth by five bays' width. All three houses are located on early roads in peripheral areas.

Georgian Period (1725-1780)

Georgian-style houses in Arlington tended to be conservative and plain, mirroring the rural, agrarian character of the 18th-century town. Only two houses of the period still stand. These are the Jason Russell House, 7 Jason Street (ca. 1740; NR 1974) and the Wayside Inn, 393 Massachusetts Avenue (at one time known as the Cutter House) (ca. 1750, #516). The Russell House exhibits classic characteristics of vernacular Georgian architecture: central chimney, five-by-one-bay plan with central entrance, 6/9 fenestration with heavy, projecting framing and a projecting gabled porch. The "Wayside Inn" is unusual in that it is the only half house of the period extant in the town.

Federal Period (1780-1830)

Houses of the Federal period in Arlington retain the same simple vernacular details that characterize the town's Georgian-period houses. Center-hall plans replaced the center chimney plans of the earlier period, and the number of extant house for the Federal period is considerably larger. The only house of the period to display characteristics of high-style Federal architecture is the Whittemore-Robbins House, 670 Massachusetts Avenue (1799; NR 1974), an imposing, cubelike, three-story hip-roofed house capped with a cupola.

Far plainer are such typical Federal-period structures as Winn Farm, 57 Summer Street (ca. 1820; #12), Kimball Farmer House, 1173 Massachusetts Avenue (1828; #549) and Jefferson Cutter House, 1149 Massachusetts Avenue (1815; #545A). All of these feature the standard central hall, five-bay-wide plan of the period. They are notable, however, for the rear wall placement of their chimneys; the state survey team has identified twin rear-wall chimney placement as an important regional variant of vernacular Federal architecture in Middlesex County. Also of note is the presence of embellished entrances on the Farmer and Jefferson Cutter houses. Gothic lancet tracery graces the Farmer House, while heavy, molded fretwork derived from Asher Benjamin pattern books distinguishes the Jefferson Cutter House. Both entrances point to a concern for and awareness of decorative detail not evidenced prior to the Federal period.

Industrial Period (1830-1870)

Modest vernacular single-family houses predominated for the Industrial period. Most of these were, in the Mill Brook Valley, workers' houses, and in outlying areas, farmhouses. In form, most houses were one-and-a-half or two-story frame buildings with gable roofs and clapboard

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siding. A shift from traditional centrally entered plans to side-hall plans occurred around mid century. Most houses display simple Greek Revival or Italianate detailing. One of the most significant developments was the growth of suburban estates around Spy Pond after the 1846 introduction of rail service to Boston. Another phenomenon of note was a rise in the number of double houses in the town around 1850. Some early houses were converted to two-family use in the period (Lieutenant Benjamin Locke Store, 11-13 Lowell Street; 1816, #494), but there are other instances in which houses, some rather stylish, were built as double houses (First Parish Church Parsonage, 232-234 Pleasant Street; ca. 1855, #378).

Greek Revival Style (1820-1860)

The Greek Revival style can be noted in a number of different residential forms in Arlington. The earliest of these display transitional features from the Federal period. The J. Peirce Farmhouse, 123 Claremont Street (ca. 1830, #259), an example of this transition in both plan and detailing, has a twin rear-wall chimney plan and centrally entered five-bay facade featuring a basket-arched entrance surround with 3/4 sidelights. Another transitional Federal/Greek Revival-style house is the J. P. Peirce Homestead, 122 Claremont Street (ca. 1835, #258). While the side-hall plan of the house points toward the Greek Revival style, the massing and light scale of moldings and trim reveal a Federal-period date. Together with the Thomas Peirce House, 178 Oakland Avenue (ca. 1830, #340) (see below), a full-blown Greek Revival-style building, these three farmsteads comprise the proposed Peirce Farm District.

The predominant Greek Revival house form in Arlington was the two-story side-hall entrance house with gable-front orientation. Temple-front Greek Revival houses with full two-story pedimented porticoes were nearly unknown. The only example of this archetypal Greek Revival form to survive in Arlington is the Whittemore House, 267 Broadway (ca. 1840, #438) now sided with asbestos shingles but retaining its monumental Doric portico, corner-block entrance and window surrounds, and a triangular pediment light.

Typically, Arlington's full-blown Greek Revival houses featured a one-story porch extending the width of the facade or wrapping around the facade and a side elevation. The one-story porch seems to have been favored for farmhouses, with several examples noted townwide. Among the town's surviving Greek Revival farmhouses are the Stephen Symmes Jr. House, 215 Crosby Street (ca. 1845, #21), 13 Winter Street (ca. 1845, #617), 19 Winter Street (ca. 1845, #618), 93 Summer Street (ca. 1855, #114), and the Thomas Peirce House, 178 Oakland Avenue (ca. 1830, #340). On all of these, fluted or reeded Doric columns support the porch. Wide pilasters supporting a heavy entablature are also common to all, while several of the houses feature full-length first floor windows. Somewhat more formal are a few Greek Revival houses in the Pleasant Street area, such as the Call-Bartlett House, 216 Pleasant Street (1855, #376), which are distinguished by extensive use of flush-board siding.

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Italianate Style (1845-1870)

Numerous Italianate houses survive in the earlier settled sections of Arlington. These fall into two general categories: those that retain traditional vernacular house plans and those featuring innovative irregular plans. The most traditional of the vernacular plans was the five-bay-wide, central entrance plan with double interior chimneys, which was used in conjunction with the Italianate style in the 1850s and 1860s. Examples include 275 Broadway (ca. 1850, #442) and 40 Westminster Street (ca. 1850, #126).

A three-bay-wide variant of the central entrance plan with Italianate styling also enjoyed favor at mid century with several prominent examples in the suburban Pleasant Street area and elsewhere. These include the A. P. Cutter House, 89 Summer Street (ca. 1855, #113) and the Burrage-Hoyt House, 21 Oak Knoll (ca. 1850, #333). The standard side-hall plans remained in use through the period and were updated with Italianate details such as bracketed cornices and roundhead windows. A good example of a standard side-hall house made stylish through its details is the Addison Hill House, 83 Appleton Street (ca. 1855, #421).

Less common are Italianate houses of asymmetrical plan, but several examples are represented in the Town Center Historic District, among them the Benjamin Delmont Locke House, 29 Academy Street (ca. 1860, #201; Town Center HD) and the Rev. S. A. Smith House (ca. 1850, #202; Town Center HD). The least conventional Italianate house of the period is a hip-roofed square-plan structure, with deep eaves and an elaborate one-story verandah, that stands at 8 College Avenue (ca. 1865, #11) on a hill overlooking the Mystic Lakes.

The first houses in town built expressly for multifamily use were Italianate double houses such as 274-76 Broadway (ca. 1865, #441) and the First Parish Church Parsonage, 232-234 Pleasant Street (ca. 1855, #378). Though conservative in plan, with central entrances, double interior chimneys, and gable end configuration, the houses are distinguished with bracketed cornices and window surrounds, deep overhanging eaves, and well-detailed entrances.

Second Empire Style (1860-1880)

The Second Empire style, imitating the latest in French architectural fashions, was considered a very modern building form in the third quarter of the nineteenth century. The style, distinguished by its boxy mansard roof, was popular for only a brief period, fading from use by 1880. Several noteworthy examples remain in Arlington and reflect the town's growing sophistication. The William Proctor House, 390 Massachusetts Avenue (ca. 1870, #324) east of the town center, a three-bay, center entry building, has a typically shaped roof sheathed in fishscale-patterned slate shingles. It departs from the form somewhat with its Stick Style porch and dormers. A side-entry variant on the Second Empire style is 5 Willow Court (ca. 1874, #613), a two-bay structure with Italianate details in the eave brackets and

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round-arched small entry porch. The building was moved from its original location on Massachusetts Avenue to its present site in the 1930s as a typical consequence of the area's continued commercial development.

Farm Workers Housing

Arlington's farm workers' housing is associated with the town's most predominant industry in the late 19th and early 20th centuries, market garden farming. Two well-preserved examples of the plain multi-unit residences built to house farm workers survive in Arlington. Both belonged to Warren Rawson, the town's most successful market gardener. They are the Warren Rawson House, 37-49 Park Street (ca. 1885-1890, #352) and the Warren Rawson Building, 68, 70, 72, 74 Franklin Street (ca. 1895, #152).

Both are simple frame buildings built to house a number of workers in dormitory-type settings. Market gardening started to decline at the turn of the century as the Rawson family began selling off their extensive farmlands to real estate developers in the face of pressure from Arlington's growing population. Cheaper farm labor in the south and the development of efficient refrigerated railroad cars contributed to the demise of market gardening in Arlington. By 1915, Rawson's farm had been subdivided; a few farm workers' "dormitories"--now used as multiple-family housing--and several greenhouses were all that remained of this once flourishing industry.

Suburban Period (1880-1930)

The great majority of Arlington's residences were built in this period. The subdivision of large market gardens for residential use began in the period and accelerated after 1900. Commuters to Boston by street railway and, later, by auto were the first residents of the new houses constructed. Single-family and two-family houses formed the bulk of the new construction. These houses are characterized by the use of open plans in which room size and placement were defined more by use than by proximity to the heating sources. Changes in building technology such as central heating, indoor plumbing, and gas and electric service spelled the end for the traditional century-old vernacular house plans. Stylistically, these changes were first evident in the asymmetrical and often rambling house plans of the Queen Anne and Shingle Styles. After 1900, there was a return to more formal and symmetrical styles (Colonial and Georgian Revival). Simple rectilinear house forms predominated through the 1920s for single- and multiple-family dwellings alike. After 1915, most of these houses featured shingles or clapboard siding and simple Craftsman or Colonial Revival style details.

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Queen Anne Style (1875-1900)

As the rate of housing construction accelerated in Arlington in the last quarter of the 19th century, many houses were built in the popular Queen Anne style. Most of these were located south of Massachusetts Avenue in Arlington Heights and around Pleasant Street. Most houses of the period display a combination of Queen Anne-style detailing and other stylistic details from the Shingle Style and Colonial Revival styles. Few houses in a "pure" Queen Anne style were built. The Cushman House, 104 Bartlett Street (ca. 1890, #225) is one of the best-preserved modest examples of the "pure" Queen Anne style. The simple rectangular mass of the building is enlivened by a variety of sidings and window shapes, a front-facing cross gable, and a recessed entrance porch set asymmetrically to one side of the facade. The full-blown Queen Anne mansions found along Pleasant Street were a notable exception to most of the Queen Anne-style houses built in Arlington. These were larger and featured more elaborate detailing and more complex massing than contemporary houses elsewhere in the town. The Charles Devereaux House, 108 Pleasant Street (1893, #365) and the Edward Hall House, 187 Pleasant Street (ca. 1890, #373) are among the town's finest Queen Anne houses.

Shingle and Colonial Revival Styles (1890-1920)

The majority of the town's turn-of-the-century houses display a combination of Shingle Style and Colonial Revival architecture. Since the period from 1890 to 1920 was one of prolific growth for the town, houses in the Shingle/Colonial Revival style are quite numerous. These range from such outstanding examples as 5-7 Winter Street (ca. 1895, #616), a large, square house with double gables, a recessed entrance porch, and four varieties of siding (three types of shingles plus clapboard), to the modest hip-roofed two-family houses that typify the East Arlington area. Kensington Park (1896-1920; #S-1), a subdivision of imposing shingled houses with Colonial Revival details, is a particularly uniform example of the style, and is being nominated as the Kensington Park Historic District.

Twentieth Century Styles (1900-1930)

As suburban growth accelerated in the early 20th century, important new residential construction took place in Arlington. Single-family houses, once the town's predominant residential form, competed with multifamily forms, most notably the two-family house. A few apartment blocks were also constructed in the period. Houses retained the conservative detailing of the Colonial Revival style. The influence of the Craftsman Style can be noted in such features as stucco finishes, deep eaves with exposed rafters, half timbering, and decorative leaded windows. A very few houses display Mission Revival styling.

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Multifamily Housing

In the late 19th century, several types of multiple-family housing were built in Arlington. The town's population swelled from about 3,000 to more than 36,000 between 1870 and 1930, and single units were no longer sufficient to meet increasing population demands. Arlington's developers produced both high-style and vernacular versions of multiple-family housing, including two-family dwelling, row houses, and apartment blocks. Better transportation routes to Boston spurred on Arlington's suburbanization, and some builders erected multiple-family dwellings for speculative purposes. Others responded to Arlington's flourishing late-19th century market gardening industry and built multiple units for farm workers. Examples of multiple-family dwellings can be found throughout much of Arlington, but tend to be clustered in the eastern and central sections of town, close to major public transportation routes.

Two-Family Dwellings

East Arlington has the town's greatest concentration of two-family dwellings. In the proposed Orvis Road Historic District, a tree-lined street off Massachusetts Avenue with a landscaped central allee, there are a number of fine examples of this genre. Built between 1918 and 1930, many have Craftsman- and Colonial Revival-style detailing; most are intact and maintain their shingle or stucco exteriors. Two-story porches, some with stick-style decoration, front most of the dwellings. Also of note are period landscaping, such as lawns and driveways contained within concrete berms, and garages, which survive on many properties.

The Shingle Style dwelling at 5-7 Winter Street (ca. 1895, #616) is one of the largest and best detailed houses in East Arlington. Predating the large-scale subdivision of that area, the building is associated with real estate speculation near and along Massachusetts Avenue, the major route into Boston.

Row Houses

A typically urban form, the row house was rarely found in Massachusetts except in Boston. But a group of Arlington businessmen built a row house at 2-10 Park Terrace (ca. 1900, #572) adjacent to the center of the town's commercial district as a speculative venture. This well-preserved Shingle Style building was designed to attract the middle-class commuter.

Apartment Buildings

The Colonial Revival apartment building at 15A Jason Street (ca. 1900, #290), in the proposed Town Center Historic District, blends well with the rather grand early 20th century Colonial Revival single-family homes that surround it on Jason Street. The building, essentially two three-family dwellings joined by a mid-portion, is adorned with academically correct classical detailing.

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At 3-11 Lakeview Street, the Spanish Oaks Apartment Building (1912, #317) is also part of the proposed Town Center Historic District. Instead of merging with its surroundings, however, this apartment building stands in startling contrast to its neighbors. With a stucco exterior and red tile roof, the U-shaped two-story complex is a particular fine example of the Mission Style, rare in Arlington. The entrance of each duplex is framed by a trellis of wooden beams and stucco columns. Like the Jason Street apartments, the Spanish Oaks is carefully sited close to major transportation routes.

Non-Residential Buildings

In the course of Arlington's metamorphosis from agricultural community to densely populated residential suburb, the town's non-residential building stock evolved as well. Few examples prior to the suburban growth that began in the late 19th century remain. Industrial building in particular declined as the town increasingly became a "bedroom" community for Boston. Instead, the late 19th and early 20th centuries were marked by extended building of municipal and commercial structures.

Commercial

Reflecting the town's development patterns, Arlington's commercial structures are clustered along Massachusetts Avenue at the town center and less extensively to the west, at the Park Avenue/Massachusetts Avenue intersection (part of the Arlington Heights development during the last quarter of the 19th century), and in East Arlington, where Lake Street intersects Massachusetts Avenue. Most were built in the early 20th century and are primarily masonry construction in the Colonial Revival style, with some Classical Revival and Queen Anne examples. The Capitol Theater Building at 202-208 Massachusetts Avenue, (1925, #323) is a well-preserved brick commercial block that retains its original usage as a theater with attendant commercial and residential space. Neo-Federal in style, the Capitol Theater Building is symbolic of East Arlington's transition from a market gardening center to the locus of rapid suburbanization in the 1920s.

At the other end of Massachusetts Avenue in Arlington, a small area of commercial properties, at 1334-1339 Massachusetts Avenue (1901, #554) is comprised of two complementary structures on adjacent corners of the Massachusetts Avenue/Park Avenue intersection. The clapboard structures date from the period when the entire Arlington Heights neighborhood was developing at the turn of the century. They feature fine classicized Colonial Revival detailing.

The commercial section of the Town Center Historic District along Massachusetts Avenue contains numerous structures dating primarily from the turn of the century and later. Particularly notable is the Fowle Block, 444-446 Massachusetts Avenue (1896, #522), a fine example of the Renaissance Revival style, built of brick with colored stone inlay.

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At 450-456 Massachusetts Avenue, a brick Colonial Revival commercial building (1909, #523) originally housed Arlington's first automobile showroom. Its construction included a turntable and an elevator to move cars between the main floor showroom and the service garage below.

Industrial

As a suburban community, Arlington has few industrial structures surviving from an earlier period. Small mills were a central part of Arlington's early industrial development during the late 18th and early 19th centuries, and wood frame mill buildings were most likely the town's earliest industrial structures. None survive from this period, however. The Old Schwamb Mill (1861; NR 1971), along Mill Brook, is a well-preserved two-and-a-half-story frame structure that continues to operate as a picture- and mirror-frame manufactory. It is one of the few remnants of the Mill Brook Valley's once flourishing mill activity.

In Arlington Heights, the Arlington Coal and Lumber Building, 41 Park Avenue (ca. 1875, #567) is a fine Gothic Revival structure with Stick Style detailing. While the first story has always commercial space, the building's second story served at various times as a civic center, place of worship, dance hall, and roller skating arena.

Municipal

New schools, fire stations, and waterworks were all erected in the late 19th and early 20th centuries as part of the suburbanization process in Arlington. The Arlington Reservoir, Park Circle (1921-1924; #902), is a massive masonry structure built to resemble a Greco-Roman temple. Its construction coincided with the peak of the Arlington Heights development.

Anchoring the edge of the Town Center Historic District is the Neo-Georgian Central Fire Station, 518 Massachusetts Avenue (1926, #518). It and the Highland Hose House, 1007 Massachusetts Avenue (1928, #536), were both the work of architect George Ernest Robinson. The Central Fire Station is an unusual octagonal structure with multiple exits. The Hose House, however, is a conscious imitation of the Old State House in Boston. Both were part of the major capital improvements in the 1920s.

The Locke School (1899, #569), at 88 Park Avenue, was one of a half-dozen brick schoolhouses built in response to increased population pressures throughout Arlington. This one, an imposing Renaissance Revival structure, was the work of the Boston architectural firm of Gay and Proctor. It replaced a four-room wooden schoolhouse built in 1877 and served the Arlington Heights section of town.

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Religious

Arlington's ecclesiastical structures are spread throughout the town and exemplify a wide variety of periods and styles. The Baptist Society Meeting House (1790, #430), 3-5 Brattle Street, is a double-entry Federal period structure that was built for the first Baptist Congregation in Arlington. St. John's Episcopal Church, 22 Academy Street (now the Friends of the Drama building) (1877, #196), in the elite residential section of the Town Center Historic District, is a fine vernacular expression of Stick Style architecture.

The Chapel of St. Anne, on Claremont Avenue (1915, #417), is a Gothic style, rectangular-plan structure, Arlington's only example of the work of noted Boston architect Ralph Adams Cram. The Chapel features a rose window in the northern wall providing most of the light for the deliberately dark interior. Fieldstone for the chapel came from the surrounding grounds. The building is located on the northern slope of Arlington Heights.

Archaeology

No archaeological sites were surveyed as part of the inventory on which this nomination is based. However, several historic and prehistoric archaeological sites are known in Arlington that have yielded or may be expected to yield information significant to our past. It should be considered that other potentially important sites also exist within the town and that these may yield potentially important information for our understanding of the past.

Informal archaeological survey and collections analysis have demonstrated the density of sites in Arlington,

The known sites indicate occupation from at least the Middle Archaic stage (ca. 8000 B.P.) through the Late Woodland stage (up to ca. 400 B.P.) (Anthony, Carty, and Towle, 1980). While extensive residential and commercial development has undoubtedly destroyed many sites, the potential for regionally significant survivals remains high.

No historical archaeological sites have been identified to date in Arlington. However, the potential for significant archaeological remains exists around several of the ten individual properties and within the three districts already listed on the State Register (including one National Register District and two Local Historic Districts). In addition, many of Arlington's other industrial, commercial, residential, and agricultural properties should be considered to contain undisturbed archaeological components from the early 18th through the early 20th centuries. Identification, excavation, and analysis of these components may provide an important supplement to the standing building stock and to Arlington's history as known through documentary materials.

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Methodology

The Arlington Multiple Resource Area nomination to the National Register of Historic Places is based on the Historical and Architectural Inventory of Arlington, Massachusetts, submitted to the Massachusetts Historical Commission in three phases between 1971 and 1980.

The Mill Brook Valley Survey (done between 1971 and 1975), the first phase, was conducted by volunteers from the Arlington Historical Society. Marjorie B. Cohn, conservator and lecturer at Harvard University's Fogg Museum of Art, edited the initial survey; Phillip Hagar, history teacher at Arlington High School and Chairman of the Arlington Historical Society, transcribed the survey information.

The second phase encompassed northwestern Arlington and was conducted during 1978-1979 by Landscape Research Inc., a Cambridge-based consulting firm. Principal researcher/writers were Carole Zellie and Lance Neckar.

Phase three, carried out by American Landmarks, Inc., a preservation consulting firm based in Belmont, Massachusetts, completed the town's inventory in the fall of 1980. Staff for the survey, which encompassed east and south Arlington, included Edward W. Gordon, project manager and architectural historian, Nancy L. Doonan, survey assistant, Michael Glynn, architectural historian, and Frederick W. Lyman, president of the firm and land use planner.

The survey teams inventoried 625 properties. Criteria for eligibility to the National Register included outstanding architectural merit and historical significance. Comprehensive in nature, the Arlington inventory includes residential, religious, governmental, and educational buildings as well as monuments and sites representing virtually every period of the town's history. In all periods, local vernacular as well as high-style buildings were selected.

Historical research relied on local maps and atlases of 1856, 1975, 1884, 1898, 1923, and Arlington business directories published periodically between 1869 and 1940. In addition, local and statewide histories and early photographs were used.

The multiple resource nomination was drafted by American Landmarks, Inc., in February 1981. A total of 45 individual structures and four cohesive historic districts are included in the nomination, a total of 363 properties. The criteria for inclusion on the multiple resource nomination are consistent with National Register guidelines. Significant local historical associations as well as architectural merit were given consideration in the selection process.

Arlington's four nominated National Register districts are based upon historic patterns of use, visual cohesiveness, architectural quality, and degree of representation of local history. Largest is the Town Center Historic District, comprising 216 structures and

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covering 57 acres. Boundary-line determinations were keyed to consideration of topography, historic land use patterns, architectural quality, and the existence of noncontributing infill and undeveloped parcels. The nucleus of this area is the small, similarly named National Register Historic District established in 1977. Expansions of the district will include the elite Victorian neighborhoods of Pleasant Street, along the western boundary of Spy Pond, and Jason Street, south of Massachusetts Avenue. Also included are a number of early 20th-century commercial properties along Massachusetts Avenue.

The Kensington Park District, a fine example of a planned turn-of-the-century residential neighborhood, includes 45 residences and covers a relatively small but cohesive area south of the Town Center.

The Orvis Road District contains 25 properties, a mixture of single-family bungalows and two-family houses. All were built ca. 1920-1930 as part of a unified development plan. Running through the center of the district's single street is a grassy median planted with maple and oak trees.

The fourth nominated district, the Peirce Farm Historic District, at the intersection of Oakland and Claremont Avenues, consists of three mid-19th century houses that originally marked the Peirce family farm. The farmhouses' orientation away from the axis of the present-day street plane reveals an early period of development.

8. Significance

Arlington Multiple Resource Area, Arlington, MA

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input checked="" type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input checked="" type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> sculpture
<input checked="" type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input checked="" type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
				Community Development

Specific dates 1635-1940

Builder/Architect

See individual forms

Statement of Significance (in one paragraph)

The Arlington Multiple Resource Area represents a small suburban community's historical development over the course of three centuries. Arlington's development characteristics and the historical themes associated with the town are contained in numerous historic resources. Representing the early 18th through the mid 20th centuries, the town's resources range from modest vernacular farmhouses to high-style mansions, from working-class cottages to multiunit apartment buildings, from frame mill buildings to masonry commercial blocks. The major themes and periods of significance identified for Arlington trace its evolution from rural, sparsely populated farming community in the 18th and 19th centuries to the beginnings and subsequent acceleration of suburbanization that commenced in the mid 19th century. The physical record of this development remains embodied in the 45 individual structures and four districts accompanying this nomination--a total of 363 properties. As a whole, the Arlington Multiple Resource Area retains integrity of location, design, setting, materials, workmanship, and feeling, and meets Criteria A, B, C, and D of the National Register of Historic Places.

Menotomy: 1635-1807

Menotomy was the Indian name for present-day Arlington. Originally owned by the town of Cambridge, Menotomy's house lots were granted to settlers as early as 1635. In that year, a road was cut through the wooded Menotomy Plains linking Newtown (Cambridge) with a little settlement at Concord. This is today's Massachusetts Avenue, until recently the chief thoroughfare from the west into Boston and still a major roadway. Menotomy's chief attraction to European settlers lay in its excellent brook (Mill Brook) and the gristmill established on it in 1637 by Captain George Cooke. His estate consisted of "dwelling house, barns and suitable outbuildings on twenty acres on a part of which stood the mill." In 1638, a road was cut through from Watertown, to the south, to enable settlers to make use of the mill. Present-day Pleasant Street follows this early route.

Beginning in the 1650s, houses were built around the mill and its brook by John Adams, John Rolfe, the Cutters, Browns, and others. It was not until Menotomy was established as the Northwest Precinct in 1732, however, that the village took on its own identity. Cambridge granted settlers permission to establish a burial ground in 1724 and their own church in 1733, giving the Menotomy settlers partial control over their religious and political affairs. The first meetinghouse, no longer standing, was built in 1734 and further demarcated the village's center.

By 1750, the town center, located in the vicinity of the present Massachusetts Avenue/Pleasant Street intersection, was composed of the burying ground, meetinghouse, school, general store, and several dwellings. Today, the only remnants of the pre-Revolutionary town center are the Old Burying Ground, Jason Russell House (ca. 1740, NR 1974; Town Center HD), and further to the east, the Wayside Inn (1750, #516). They form the

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core of the proposed Town Center Historic District, portions of which are already part of the National Register Arlington Town Center District (NR 1974). Early in its history, the town became a stopping place for farmers from the west and northwest on their way to Cambridge, Boston, and Charlestown with produce. A ca. 1790 milestone on Appleton Street in the foothills of Arlington Heights marks the route from the west into Boston, eight miles away (#903).

In closing his essay on pre-1775 Arlington ("History of Arlington and Biographical Sketches," 1890), Judge James P. Parmenter noted, "For the most part, the years seem to have gone monotonously enough until at last the day came when History passed through our streets and the quiet country peoples took their place among those who were first to face death in the defense of liberties of nations."

The historic day referred to by Judge Parmenter was April 19, 1775, when present-day Massachusetts Avenue provided the main route for British troops making their way from Boston to Lexington, and later, retreating to Charlestown. In the early morning hours, a band of aged veterans of the French and Indian Wars, considered too old to be Minutemen, surprised British regulars guarding a Lexington-bound supply train. Two British grenadiers were killed and the rest fled on foot along Spy Pond.

Later that same day, the main British units retreating through Menotomy toward Charlestown were fired upon repeatedly by Menotomy Minutemen. At the center of town, however, the Minutemen found themselves caught between the main unit and a secondary flank. Fleeing to the nearest house, the Minutemen were trapped and attacked by the British. Twelve men were killed at the house, including its owner, Jason Russell. After the British resumed their march, the dead were hastily interred in a common grave in the adjoining town burying ground (now known as the Old Burying Ground, Town Center HD). Menotomy's casualties that day exceeded those at both Concord and Lexington.

The general poverty following the close of the War was shared by the town of Menotomy. It was during these times of hardship that a society of Baptists, founded in 1780, challenged the religious and political authority of the Congregational Second Parish of Menotomy. The Baptists held meetings in the Benjamin Locke House (ca. 1720, 1780, 1790; NR 1978) on Appleton Street until their own meetinghouse was completed in 1790.

Prosperity made a fleeting return to the town at the turn of the century. The Whittemore Carding Mill, established in 1799 by inventor Amos Whittemore, flourished briefly and brought with it employment and wealth. But by the time of the War of 1812, the mill had been relocated in New York, and townspeople had fallen back on a subsistence existence, marketing their scant surplus in Boston and Cambridge. (It would not be until the early 1830s that the town would develop industrially and thrive once more.) Several residents built homes during the first years of the 19th century that reflect this brief period of affluence. These

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properties include the Whittemore-Robbins House (ca. 1795, #526; Town Center HD), the Ephraim Cutter House (ca. 1804, #601A), and the Dr. Timothy Wellington House (ca. 1811, #362). All are substantial Federal-period residences, located in the town center at or near the intersection of Massachusetts Avenue and Pleasant Street.

West Cambridge: 1807-1867

The townspeople of Menotomy, desiring full township rights, petitioned the General Court in 1807 for independence from Cambridge. On February 27, 1807, the General Court passed an act creating West Cambridge as a separate township, effective June 1 of that year. In 1810, West Cambridge had a population of 900; by 1850, it had increased to nearly 2,500. During the first half of the 19th century, the town's source of income became more diversified. By the 1830s, the water mills of the Mill Brook were no longer restricted to the traditional wood and grain processing--the mills' new products included fabric, saws, tools, and, by mid century, pianofortes and picture frames. Several of these mills continued to operate into the 1930s; one, the Schwamb Mill (1861; NR 1971), survives as a production facility to this day. Though these mills, dams, and factories are for the most part gone, the mill owners' houses have more often survived. Among them is the Jefferson Cutter House (1817, #545A), a fine example of a simple Federal-period residence. It is located on Massachusetts Avenue near Lowell Street, close to Mill Brook. One small neighborhood of workers' housing associated with mill activity remains, an enclave of densely set buildings extending north of Massachusetts Avenue to Mill Brook. The neighborhood is a concentration of small (1 1/2-2 1/2 story) frame buildings, all vernacular expressions of Federal, Greek Revival, and Italianate styles. Although many of the buildings are sided, the neighborhood retains its mid-19th century scale and setting and is part of the Town Center Historic District.

The residences associated with a farming enclave dating from the first half of the 19th century have survived in the hills of western Arlington. Together, these three buildings, all built by the Peirce family, are being nominated as the Peirce Farm District. The homes of J. Peirce, ca. 1830 (#123), Thomas Peirce, ca. 1830 (#178), and John A. P. Peirce, ca. 1835 (#122), all relatively sophisticated in their Federal and Greek Revival detailing, stand at the intersection of Claremont and Oakland Avenues. The three are at an angle to the present axes of the roadways, reflecting the earlier transport routes of the area.

By the 1850s, an important new local industry was flourishing in the southern part of town, the Spy Pond ice trade. Long a fertile fishing ground, Spy Pond emerged as an industrial focus in the wake of similar development on Cambridge's Fresh Pond. Storage and shipping facilities near the pond made the industry possible. Icehouses could store as much as 5,000 tons of ice at a time. Several hundred workmen, drawn from nearby farms, were employed in the seasonal enterprise. But by the 1890s, ice cutting and related toolmaking in Arlington began to decline. Increased mechanization and better refrigeration techniques in the southern United States, as well as spectacular fires in the Spy Pond icehouses, caused the demise of the town's ice industry. Little physical evidence remains of this important

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business, although archaeological work along the shores of Spy Pond might yield significant subsurface remains. (William S. Wood, owner of the Griffith-Wood Ice Tool Manufacturing Company, would later reside in one of the town's finest Colonial Revival-style homes, located at 27 Jason Street (1903, #293; Town Center HD).

A cluster of Greek Revival and Italianate houses on Broadway, near the town center, provide a glimpse of the prosperous and still predominantly rural West Cambridge of the period between 1840 and 1850. The owners of 267, 275, and 274-276 Broadway (ca. 1845, #438; 1850, #442; and ca. 1865, #441) included J. T. Whittemore, a farmer, and Ralph W. Shattuck, a hardware merchant.

The origins of the town's transformation from rural community to Boston "bedroom" suburb can be traced to 1846. In that year, the West Cambridge and Lexington Railroad made its maiden trip to Boston. Thereafter, local products reached Boston markets more quickly and commuter travel became feasible. In 1846, the town also began renaming many of its byways, in keeping with the popular picturesque movement of the day. Reflecting this romantic mood, the road to Watertown, for example, was renamed Pleasant Street, while the road to Woburn became Mystic Street.

Arlington: Early Boston Suburb, 1867-1900

After the Civil War, West Cambridge's commuter "newcomers" led a petition movement to change the town's name. No longer wishing to be mistaken for a village outpost of Cambridge, the citizens chose a new name--Arlington. With memories of the Civil War fresh in many veterans' minds, the town was named after Virginia's Arlington National Cemetery, the last resting place of many who fought for the Union cause.

A popular neighborhood for Arlington's wealthier commuters was centered around Pleasant Street, just south of the town center. Farms owned since the Colonial period by Russells, Cookes, and Fiskes became the sites of comfortable, commodious homes for the town's new mercantile elite. Many of these estates possessed a picturesque beauty that represented the successful marriage of natural features and the built environment. Among the area's attractions were strawberry beds, peach orchards, "rocky rough huckleberry pastures," ravines, and woodlands. Pleasant Street residents improved upon the work of nature by laying out winding driveways lined with maple trees and by cultivating broad, sloping lawns and heavily planted flowerbeds.

The Pleasant Street neighborhood evidences a wide range of Victorian styles. Constructed primarily of wood, these buildings reflect the talents of both local carpenter-builders and fashionable Boston architectural firms. No matter what style was chosen, sufficient room had to be provided to accommodate large families and social functions. Prominent residents included poet and Civil War correspondent John Townsend Trowbridge and financier Edward T. Hornblower, founder of the Boston brokerage firm of Hornblower and Weeks. Trowbridge's large

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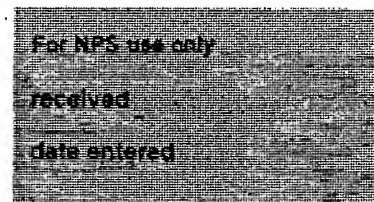
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home at 152 Pleasant Street (#370, Town Center HD) was built in the Greek Revival style in 1846 and was extensively altered ca. 1880 to meet the new taste for the suburban picturesque. The large addition incorporated Shingle Style and Colonial Revival features. Likewise, at 200 Pleasant Street, Edward Hornblower added Renaissance Revival elements to a Greek Revival structure (ca. 1830, 1850, 1870; #374). Later in the century, Hornblower would move to 20 Pelham Terrace, around the corner, a grand Shingle Style house built ca. 1875 (#357, Town Center HD).

Among the areas that developed most rapidly as a suburb was Arlington Heights, in the western part of Arlington. In the 18th and early 19th centuries, only a few farm families had eked out a livelihood from its rocky soil and enjoyed the Heights' natural beauty and panoramic views. The Reverend Nathan Appleton, a Boston prelate who was a member of one of the farming families, is said to have spent his summers in a "mansion house" near the Heights' highest point, 377 feet above sea level. Here he planted a circle of Lombardy trees and erected a flagpole. By 1872, the name Arlington Heights had become synonymous with the suburban residential enclave then taking shape on its slopes and had begun to grow into a rustic sanctuary for businessmen, artists, vacationers, orphans, and invalids, complete with spas, hotels, and rest homes.

The turning point for Arlington's development came in 1872. In that year, the Peirce family sold its extensive landholdings to the Arlington Land Company, perhaps because of the farm's inability to compete effectively with the highly profitable market garden operations sprouting on the lowlands to the east. The Arlington Land Company and Crescent Hill Associates, two syndicates composed of "gentlemen doing business in Boston," developed "rural villages" in Arlington Heights in the 1870s. These men believed their rural villages would "attract neither rich men with private carriages, nor poor men who walked to work--but a new breed: the suburbanite who relies upon public transportation." Indeed, a promotional brochure promised that "with every house built during the present year (1874), will be offered a free season ticket over the Boston and Lowell Railroad." Most of the syndicate, which included among its members Oliver Warren, Secretary of the Commonwealth, eventually resided in the Heights, a testament to the area's true allure.

Two late-Victorian houses at 45 Claremont Avenue (ca. 1885-1890, #247) and 160 Westminster Road (ca. 1882, #136) are representative of the homes that the Arlington developers built "for no less than \$3,000." The former is predominately Italianate in style, while the latter displays Eastlake features. Present-day Arlington Heights retains the curving roadways of its original street plan (see 1872 map, appended).

The "pure air and the wild natural beauty," of the Circle Hill section of Arlington Heights, as well as spectacular views of Boston, drew well-to-do Victorians seeking both vacation spots and health cures. Several hotels and sanitoriums were constructed close to the summit in the late 19th century, near the Reverend Appleton's circle of Lombardy trees. The area

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became a favorite promenade spot for vacationers and invalids. The circle remains; although still planted with a ring of trees and used as a park, it is now the site of the Arlington Reservoir standpipe, an 80-foot-tall masonry structure modeled after a Greco-Roman temple (#902). The standpipe was erected in 1921.

Artists, poets, and intellectuals were attracted to this somewhat remote section of Arlington Heights. Among them was Cyrus Dallin, the internationally known sculptor, who lived at 69 Oakland Avenue (ca. 1898, #337) and used as his studio a small adjacent building (no longer extant). Examples of Dallin's work may be found in Arlington, Boston, and Washington, D.C. In Arlington, they include "The Indian Hunter," in the Winfield Robbins Memorial Garden and a four-figure group at the base of the flagpole (a Minuteman, a scholar, a Puritan mother and child, and Squaw Sachem, the Indian Queen, and her child) beside Town Hall.

While the western part of town grew increasingly suburban, East Arlington thrived as a successful market gardening center. From the 1840s to the early decades of the 20th century, a number of Arlington families grew vegetables for sale both locally and throughout New England. "Scientific farming methods," including hothouses and irrigation, let farms produce new, regionally acclaimed varieties of celery, lettuce, and beets. The farms employed large numbers of workers who were housed in dormitory-style multiple dwellings. While the rows of glass greenhouses have disappeared, several survivors of the market gardening era remain, including the Warren Rawson House, 37-49 Park Street (ca. 1885-1890, #352) and the Warren Rawson Building, 68-74 Franklin Street (ca. 1895, #152). Both are plain frame vernacular structures.

By the late 19th century, a small commercial area--Arlington Heights Center--was developing around the Massachusetts Avenue/Park Avenue intersection in the western part of town. Although the Arlington Heights depot has disappeared, much of this area's original century-old character is still in evidence, giving witness to Arlington's growing need for a second civic and commercial node away from the town center. Two 1901 Colonial Revival commercial blocks (#554) anchor prominent corner lots in Arlington Heights Center and display rich classicized surface decoration.

The Arlington Coal and Lumber Building, ca. 1875, at 41 Park Avenue (#567) is a Gothic Revival-style structure whose second floor has served a number of civic functions, including a union hall, and was the site of the first Protestant Church services in Arlington Heights. The Renaissance Revival Locke School (#569), built in 1899 by the distinguished architectural firm of Gay and Proctor, was among the brick buildings erected to accommodate the educational needs of the rapidly growing town. It is situated on a rise overlooking the Massachusetts Avenue/Park Avenue intersection.

By the 1880s, the farms and estates south of the town center were being subdivided into house lots for the well-to-do. Both existing streets (Pleasant and Academy) and new ones (Jason,

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Irving, Ravine, and others) became lined with architecturally sophisticated residences. Many of these homes have significant historical associations with prominent New England literary figures and businessmen. In addition to John Townsend Trowbridge and Edward Hornblower, already mentioned, other residents included Arlington Advocate editor and local historian Charles Symmes Parker, who owned the house at 105 Pleasant Street, an imposing Queen Anne style building (ca. 1884, #364; Town Center HD).

Of all Arlington's late 19th century residential enclaves, Kensington Park--a picturesque neighborhood of large homes designed for upper middle class inhabitants--has retained the strongest visual identity. (It is being proposed as a separate district, Kensington Park Historic District, in the Multiple Resource nomination.) Kensington Park was developed between 1894 and 1896 by an investment syndicate of Cambridge and Boston businessmen. Attracted to the area's rugged, heavily wooded terrain and its natural beauty, they recognized its potential as a suburban refuge for upper middle class families who had begun to stream out of the more established enclaves of Boston and Cambridge in the 1890s. These professionals were lured as much by the rusticity of the new home sites as by the availability of reliable, scheduled trolley and train service into Boston.

The businessmen attracted potential residents with advertisements extolling the area's natural beauty, spectacular views of Boston, macadamized roadways, and "electrified" houses. The advent of the automobile insured the success of this neighborhood. Among its first residents was C. Herbert McClare, Cambridge architect and one of the developers of Kensington Park, who lived at 9 Brantwood Road (ca. 1898, #227; Kensington Park HD).

Kensington Park's streets wind through the rocky highlands overlooking Pleasant Street and Spy Pond. Aided by technological improvements in site preparation and road construction, the development's system of irregular roads follows the topography of the area. Kensington Park's architecture and layout are rooted in the popular mid-19th century ideals of Andrew Jackson Downing, visible evidence of a romantic vision of suburban life. Its housing stock is a melange of Queen Anne, Shingle Style, Colonial Revival, and Bungalow residences.

The development of Kensington Park was part of an accelerated trend toward suburbanization townwide, already well under way by the 1890s. Old farms and estates were being plowed up for house lots by companies of young businessmen like the "Finance Club," organized in 1893, who erected the Finance Block and 2-10 Park Terrace (ca. 1898, #572) on the Old Squire Russell estate in the center (Town Center HD). Statistics bear out Arlington's rapid residential growth in the late 19th century. In 1875, there were 618 dwellings in Arlington; by 1895, there were 1,127--an increase of 82 percent over a twenty-year period.

The town's population in 1875 was 3,906; it had reached 6,515 by 1895. To meet the needs of a growing population, new institutional buildings were erected in both the town center and outlying neighborhoods. Imposing and architecturally sophisticated structures built in the

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town center at this time include the Renaissance Revival-style Robbins Library, 1892, and the Associates Block, 1901, an office block also built in Renaissance Revival style and the project of a group of Arlington businessmen.

The first apartment houses built between 1895 and 1915 were another sign of Arlington's accelerated population growth and increasingly urbanized character. The apartment block at 1-10 Park Terrace, one of the Finance Club-sponsored projects, is an important early complex and one of the town's finest Shingle Style structures. It was designed specifically for middle-class commuters, and was located conveniently near public transportation lines. The Spanish Oaks (#317, Town Center HD) is a stucco-walled apartment complex with red-tile hipped roofs. Built in 1912 in the Mission Style, an unusual choice for Arlington builders, the complex sits on the western shores of Spy Pond close to the center of town.

Arlington: Accelerated Suburbanization, 1900-1940

The suburbanization of Arlington was a west-to-east process, shaped in large measure by the realities of topography. Prior to 1900, suburban development was confined almost exclusively to the hilly western sections, where land was less expensive than in the flat, fertile areas east of Spy Pond that could be utilized for commercial farming. With the advent of commuter rail, streetcar, and then the automobile, the higher elevations with their varied topography, spectacular views, and clean air became the choicest residential building locations. Improved transportation also meant that by the early years of the twentieth century, and especially following the First World War, a growing working-class population moved from the city into Arlington. This added influx of residents resulted in the eventual development of East Arlington's market garden farms for multiple-family housing. Arlington's housing stock grew from 2,470 dwellings in 1915 to 6,893 in 1935.

East Arlington's development from market garden to suburb was primarily through planned subdivisions. Most were comprised of closely set single- and two-family Colonial Revival-style dwellings laid out on grid street patterns. Along Lake Street, south of Massachusetts Avenue, Whittemore Park was built between 1915 and 1925 on the former Butterfield and Whittemore farms. Its promoters advertised it as the "first electric car stop in Arlington," and indeed it was convenient to both trolley and train lines into Boston. A tight grid of ten narrow streets ensured a maximum number of duplex house lots but included few green spaces.

In contrast, a particularly noteworthy development along the irregular path of Orvis Road incorporated a grassy median strip as a central part of its design. Trees and shrubs line the middle of the road, the only such strip in Arlington. Built in the 1920s, the development featured single- and two-family homes with Colonial Revival- and Craftsman-style detailing, stained glass, and porches. Many of these dwellings today retain original garages, a sign both of the increasing importance of the automobile in the 1920s and the higher income level of the area's intended inhabitants. The Orvis Road area is proposed as a

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separate contributing and cohesive district in this nomination.

As East Arlington developed as a residential community, several architecturally significant, nonresidential structures were constructed in this area. The Capitol Theater Building (#323), built on Massachusetts Avenue in 1925, featured a baroque auditorium for vaudeville acts and movies. The building also housed shops, offices, and apartments. The cupola of the Colonial Revival Calvary Methodist Church (1921; NR 1983), nearby, once crowned an early 19th century Bulfinch market building in Boston, the Boylston Market. At the intersection of Massachusetts Avenue and Broadway, the streamlined Central Fire Station (1926; Town Center HD) is a prominent landmark as well as the first octagonal fire house built in the United States.

The last and largest commercial farming concern to be developed was the Wyman Farm. In 1938, a 50-acre tract on the eastern shore of Spy Pond, formerly Wyman's orchards, became the site of 194 house lots laid out on winding lanes. The design, rooted in mid-19th century landscape theories, was widely acclaimed as Arlington's most advanced use of community development principles. While not yet of sufficient age to qualify for National Register designation, the Kelwyn Manor development, with its self-contained community facilities and well-preserved domestic architecture of the late 1930s, will merit consideration as an amendment to the present nomination when it reaches the necessary maturity.

Today, Arlington, with a population of more than 50,000, is considered a typical "bedroom suburb" in the Boston area, with little or no industry. It is an older, settled community with a large number of single-family homes and many parks and recreational areas. Its proximity to Route 128 and Route 495 and the numerous companies there make it a popular residential area.

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Arlington Preservation and Restoration Activities

Arlington's interest in historic preservation, in the broadest sense of the term, dates to the 1880s and 1890s. The town's early "preservationists" were drawn primarily from the descendants of Menotomy's settlers--Peirces, Lockes, Cutters, etc. These families were alarmed by the town's rapid transition from a thinly settled farming community to a densely populated Boston "bedroom suburb." Although many of these early families profited from the subdivision of farms and estates, they recognized the need to locate and describe old houses and scenic vistas before they were sacrificed to residential and commercial development.

Between 1880 and 1907, local histories were written, authored by Benjamin and William Cutter Judge Parmenter, Reverend Samuel Smith, and Charles Symmes Parker. Portions of these works are inventorylike in format, listing mills, market gardens, and historic structures located along major thoroughfares.

In 1897, George Y. Wellington founded the Arlington Historical Society. Its members collected historical materials and presented papers on a wide range of town-related topics (including Horace Homer's invaluable "Pleasant Street Up Until 1912"). By the early 1920s, its members began to play an aggressive role in saving the town's historic properties from demolition and disfiguration. In 1923, the Arlington Historical Society purchased the Jason Russell House (built ca. 1740) for its headquarters. In that same year, Summer Appleton, of the Society for the Preservation of New England Antiquities, conducted a study of this important survivor from 18th-century Menotomy.

Between the 1920s and the 1960s, the preservation activities of the Arlington Historical Society were largely confined to the installation of historical markers and the publication of pamphlets.

In recent years, participation in preservation/restoration activities in Arlington has become a more broad-based effort. In addition to the Arlington Historical Society, the Arlington Planning Department, Arlington Historical Commission, Arlington Advocate, and numerous individuals have played significant roles in the preservation of the town's historical resources.

The Arlington Planning Department, under the leadership of Allan McClennen Jr., has been highly successful in securing 701 funding for townwide surveys. These grants were received in 1974, 1979, and 1980.

The Mill Brook Survey, conducted by Marjorie Cohn, John Herzan, and Marianne Balazas, was the catalyst for wideranging changes in Arlington's zoning bylaw (effected October 1975), which did much to protect historically significant properties throughout the town and especially along the Massachusetts Avenue/Mill Brook Valley corridor.

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The successful Mill Brook Valley Survey was followed in 1979 by a survey of northeast Arlington, begun by the Arlington Historical Commission and completed, with a final report, by Landscape Research Inc. under the direction of Carole Zellie. In 1980, through a grant obtained by the town, the Historical Commission contracted with American Landmarks Inc. to complete the townwide survey and produce a Preservation Plan for the town.

The Arlington Historical Commission, in addition to its survey work, has been involved in a number of preservation and restoration projects. These are discussed in detail in The Town of Arlington Annual Reports (1970-1979). Highlights of the Commission's activities include:

1. Saving the Jarvis House (50 Pleasant Street, built in 1831), now the offices of the Town Council on Aging.
2. Pre-1980 preparation of several National Register nominations.
3. Earmarking funds for a Revolving Preservation Fund, which will provide assistance in the protection of threatened historic properties.
4. Initiation of preliminary restorative work on the Whittemore-Robbins House with assistance from a Boston-based architectural firm.
5. Publication of historical pamphlets, maps, and brochures.

For many years, the Arlington Advocate has featured articles pertaining to Arlington's history. A special Bicentennial edition of this newspaper provided information on historic structures located within the area covered by this Multiple Resource Nomination. In 1976, the Ephraim Cutter House (4 Water Street) was purchased and restored by the Arlington Advocate. At present, it houses the newspaper's main office.

Finally, individuals too numerous to cite have made significant contributions to the preservation and restoration of Arlington's historical resources. In virtually every section of the town are buildings that have been treated in a manner that respects their architectural integrity.

Arlington is a town with a demonstrated respect for its historic resources and a commitment to preserving what remains for the future.

9. Major Bibliographical References

See Continuation Sheets

10. Geographical Data

Acreeage of nominated property See individual forms

Quadrangle name Lexington

Quadrangle scale 1:25000

UTM References

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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H

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Verbal boundary description and justification

The Multiple Resource Area boundary is defined^(e) as the political/geographical bounds of the Town of Arlington, which reflect its historical development. Unless otherwise indicated, boundaries for individual properties conform to current lot lines.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Betsy Friedberg, Preservation Planner, Massachusetts Historical Commission, with Arlington Historical Commission and American Landmarks, Inc. (Consultants)

organization Massachusetts Historical Commission date January 1985

street & number 80 Boylston Street telephone (617) 727-8470

city or town Boston state Massachusetts

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Valerie A. Talmage

title State Historic Preservation Officer date February 19, 1985
Massachusetts Historical Commission

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I hereby certify that this property is included in the National Register

See Continuation Sheet for listing
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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DISTRICT DATA SHEET

1.

Arlington MPA/Individual Properties: Commercial, Industrial, Public, and Religious

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>	<u>CRITERIA</u>
430	Baptist Society Meeting House	3-5 Brattle Street	1790	Federal	A,C
903	Milestone	Appleton Street and Paul Revere Road	ca. 1790		A,C
567	Arlington Coal and Lumber Building	41 Park Avenue	ca. 1875	Gothic Revival	A,C
569	Locke School	88 Park Avenue	ca. 1899	Renaissance Revival	A,C
554		1331-1339 Massachusetts Avenue and 1332-1334 Massachusetts Avenue	1901	Colonial Revival	A,C
129	Arlington Pumping Station	Brattle Court	1907	Renaissance Revival	A,C
309	Grove Street Town Yard	Grove Street	1913	Romanesque Revival	A,C
417	Chapel of St. Anne	Claremont Avenue	1915	Norman Revival	C
323	Capitol Theater Building	202-218 Massachusetts Avenue	1925	Classical Revival	A,C
902	Arlington Reservoir	Park Circle	1921-1924	Neoclassical	C
536	Highland Hose House	1007 Massachusetts Avenue	1928	Georgian Revival	C

DISTRICT DATA SHEET

2.

Arlington MRA/Individual Properties: Residences

<u>MHC#</u>	<u>HISTORIC NAME.</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>	<u>CRITERIA</u>
516	Wayside Inn	393 Massachusetts Avenue	ca. 1750	Georgian	A,C
494	Lt. Benjamin Locke Store	11-13 Lowell Street	1816	Federal	A,B,C
446A	Jefferson Cutter House	1148 Massachusetts Avenue	1817	Federal	A,C
112	Winn Farm	57 Summer Street	ca. 1820	Federal	C
549	Kimball Farmer House	1173 Massachusetts Avenue	ca. 1828	Federal	C
374	Edward Hornblower House	200 Pleasant Street	ca. 1830	Greek Revival	A,C
21	Stephen Symmes, Jr., House	215 Crosby Street	ca. 1830	Greek Revival	B,C
421	Addison Hill House	83 Appleton Street	ca. 1845	Greek Revival	C
617	W. W. Kimball House	13 Winter Street	ca. 1845	Greek Revival	C
618	Robinson House	19 Winter Street	ca. 1845	Greek Revival	C
438	Whittemore House	267 Broadway	ca. 1845	Greek Revival	C
114	E.M.S. Sterling House	93 Summer Street	ca. 1840-1865	Greek Revival	C
442	Rev. David Damon House	275 Broadway	ca. 1850	Italianate	C
126	Robinson-Lewis-Fessenden House	40 Westminster Street	ca. 1850	Italianate	C
376	Call-Bartlett House	216 Pleasant Street	ca. 1855	Greek Revival	A,B,C

DISTRICT DATA SHEET

3.

Arlington MRA/Individual Properties: Residences Continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>	<u>CRITERIA</u>
274	William Prentiss House	252 Gray Street	ca. 1850-1860	Greek Revival	C
328	First Parish Church , Parsonage	232-234 Pleasant Street	ca. 1855	Italianate	A,C
11	Maria Bassett House	8 College Avenue	ca. 1850-1870	Italianate	A,C
113	Second A. P. Cutter House	89 Summer Street	ca. 1855	Italianate	C
377	Prentiss-Payson House	224-226 Pleasant Street	ca. 1855	Italianate	A,C
441	Ralph W. Shattuck House	274-276 Broadway	ca. 1865	Italianate	B,C
324	William Proctor House	390 Massachusetts Avenue	ca. 1870	Second Empire	C
613		5 Willow Court	ca. 1874	Second Empire	C
519	Henry Swan House	418 Massachusetts Avenue	ca. 1884	Queen Anne/Shingle Style	A,C
136	Thomas Swadkins House	160 Westminster Avenue	ca. 1885	Victorian Gothic/ Italianate	C
247		45 Claremont Avenue	ca. 1885-1908	Italianate/Vic. Gothic	B,C
225	Cushman House	104 Bartlett Avenue	ca. 1890-1895	Queen Anne	C
373	Edward Hall House	187 Pleasant Street	ca. 1890	Queen Anne	C
352	Warren Rawson House	37-49 Park Street	ca. 1885-1890	Frame Workers Housing	C
616		5-7 Winter Street	ca. 1895	Shingle Style	A,C

DISTRICT DATA SHEET

4.

Arlington MRA/Individual Properties: Residences Continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>	<u>CRITERIA</u>
152	Warren Rawson Building	68-74 Franklin Street	ca. 1895	Frame Workers Housing	A,C
337	Taylor-Dallin House	69 Oakland Avenue	ca. 1898	Colonial Revival	B
572	Russell Common	2-10 Park Terrace	ca. 1898	Shingle Style	A,C
339	Frederick Allyn House	94 Oakland Avenue	ca. 1898	Mission Style	C
307	Alfred E. Robindreau House	28 Lafayette Street	ca. 1920	Bungalow	C

DISTRICT DATA SHEET

5.

Town Center Historic District
Area A
Criteria A,B,C

n/a=not applicable NC=noncontributing

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a	Winn's Express Barn	5, 7 Academy Street	ca. 1850 (altered extensively ca. 1975)	NC
n/a		9, 9A Academy Street	ca. 1920	Colonial Revival
195		11, 11A Academy Street	ca. 1920	Colonial Revival
n/a		13 Academy Street	ca. 1850	Italianate (with 20th century porch)
194	Masonic Temple	19 Academy Street	1923	Neoclassical
195	Central School	20 Academy Street	1894	Richardsonian Romanesque
196	St. John's Episcopal Church (now Friends of the Drama)	22 Academy Street	1877	Stick Style
197	The Rev. Lord House	23 Academy Street	ca. 1860	Second Empire
198	Warren A. Pierce House	24 Academy Street	ca. 1870	Second Empire
199	The Rev. Francis Horton House	26 Academy Street	1843	Greek Revival
n/a		26A Academy Street	ca. 1920	Georgian Revival
200	Edward T. Hornblower House	28 Academy Street	ca. 1885	Shingle Style

DISTRICT DATA SHEET

6.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
201	Benjamin Locke House	29 Academy Street	ca. 1860	Italianate
n/a		32 Academy Street	mid 20th century	NC
n/a		33 Academy Street	1890	Georgian Revival
n/a		34 Academy Street	mid 20th century	NC
n/a		35 Academy Street	ca. 1895	Shingle Style
n/a		36, 36A Academy Street	ca. 1890	Colonial Revival/ Shingle Style
n/a		38 Academy Street	ca. 1860	Italianate
202	Rev. Samuel Abbott Smith House	41 Academy Street	ca. 1850	Gothic Revival/ Italianate
n/a		42 Academy Street	mid 20th century	NC
203	D. P. Green House	44 Academy Street	ca. 1875	Second Empire
n/a		48 Academy Street	ca. 1910	Georgian Revival
n/a		49 Academy Street	ca. 1905	Queen Anne/Craftsman
n/a		50 Academy Street	ca. 1900	Colonial Revival
n/a		51 Academy Street	ca. 1905	Craftsman
n/a		53 Academy Street	ca. 1900	Craftsman

DISTRICT DATA SHEET

7.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		54 Academy Street	ca. 1910	Colonial Revival
204		55 Academy Street	ca. 1860	Italianate
n/a		295-299 Broadway	ca. 1920	Colonial Revival
n/a		301-309 Broadway	ca. 1920	Moderne
n/a		311-321 Broadway	mid 20th c.	NC
n/a		323-329 Broadway	ca. 1920	Classical Revival
443	Kimball Stable	6 Central Street	ca. 1875	Second Empire
n/a	Arlington Police Hqtrs.	7 Central Street	1927	Georgian Revival
444		8 Central Street	1908	Victorian Vernacular
445	Nicholas Blaisdell House	10 Central Street	1846	Greek Revival
446	J. C. Blanchard House	16 Central Street	ca. 1846	Greek Revival
447	Edward Storer House	18-20 Central Street	ca. 1846	Greek Revival
448	Moses C. Trask House	21-23 Central Street	1853	Greek Revival
449		24 Central Street	ca. 1860	Italianate
n/a		25-27 Central Street	ca. 1850	Victorian Italianate
450		28-32 Central Street	early 19th century	Federal

DISTRICT DATA SHEET

8.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
451		31 Central Street	ca. 1850	Greek Revival
452		35 Central Street	ca. 1850	Greek Revival
453		9 Court Street	ca. 1825-1850	Federal/Greek Revival
454	U.S. Post Office	10-14 Court Street	1936	Georgian Revival
n/a		11 Court Street	third quarter, 19th century	Italianate
455		15 Court Street	third quarter, 19th century	Second Empire
456		17-19 Court Street	third quarter, 19th century	Italianate
457		23-25 Court Street	second quarter, 19th century	Greek Revival
n/a		2,4,6 Court Street Place	ca. 1900	Colonial Revival three-decker
n/a		8 Court Street Place	mid 20th century	NC
458		9, 7 Court Street Place	1907	NeoItalianate
n/a		12 Court Street Place	ca. 1850	Greek Revival
269	J. Swan Brown House	8 Gray Street	ca. 1870	Frame Utilitarian
n/a		12 Gray Street	mid 20th century	NC

DISTRICT DATA SHEET

9.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		16 Gray Street	ca. 1870	Italianate/Victorian
n/a		17 Gray Street	mid 20th century	NC
n/a		20-22 Gray Street	ca. 1880	Colonial Revival
n/a		21 Gray Street	mid 20th century	NC
n/a		24 Gray Street	ca. 1895	Shingle Style
n/a		29 Gray Street	ca. 1910	Colonial Revival
270	Louis Reycroft House	33 Gray Street	ca. 1895	Shingle Style/Col. Revival
n/a		34 Gray Street	ca. 1900	Georgian Revival
271		38 Gray Street	ca. 1900	Colonial Rev./Shingle Style
n/a		44 Gray Street	ca. 1910	Georgian Revival
285	John H. Hardy, Jr., House	24 Irving Street	1901	Shingle Style
286		40 Irving Street	ca. 1850	Second Empire
n/a		47 Irving Street	ca. 1910	Colonial Empire
287		48 Irving Street	ca. 1870	Second Empire
n/a		51, 53 Irving Street	ca. 1890	Shingle Style/Col. Revival
288	W. G. Rolfe House	54 Irving Street	1899	Colonial Revival

DISTRICT DATA SHEET

10.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
289	Gardner Cushman House	72 Irving Street	ca. 1895	Colonial Revival
493	Jason Russell House	7 Jason Street	ca. 1740 (NR 1974)	Georgian
n/a		6 Jason Street	mid 20th century	NC
n/a		10 Jason Street	ca. 1870	Italianate/Col. Revival
n/a		11, 11A Jason Street	ca. 1910	Col. Revival/Shingle Style
n/a		12 Jason Street	ca. 1890	Queen Anne
n/a		14 Jason Street	ca. 1890	Craftsman/Colonial Revival
290		15, 15A Jason Street	ca. 1900	Colonial Revival
n/a		16 Jason Street	ca. 1890	Colonial Revival
n/a		17 Jason Street	ca. 1895	Craftsman
291	Lydia Teel Tappan House	19-21 Jason Street	ca. 1886	Queen Anne
n/a		20 Jason Street	ca. 1900	Georgian Revival
292		23 Jason Street	ca. 1895	Colonial Revival
n/a		24 Jason Street	ca. 1880	Queen Anne
292A	Lorenzo H. Dupee House	26-28 Jason Street	1896	Shingle Style

DISTRICT DATA SHEET

11.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
293	William S. Wood House	27 Jason Street	1903	Colonial Revival
294		31 Jason Street	ca. 1880	Colonial Revival
n/a		30, 32 Jason Street	ca. 1890	Colonial Revival
n/a		34 Jason Street	ca. 1890	Colonial Revival
n/a		35 Jason Street	ca. 1895	Queen Anne
n/a		36 Jason Street	ca. 1895	Shingle Style
n/a		37, 39 Jason Street	ca. 1895	Queen Anne
n/a		40 Jason Street	ca. 1910	Colonial Revival
295		41 Jason Street	ca. 1870	Colonial Revival
n/a		44 Jason Street	ca. 1935	NC
n/a		45 Jason Street	ca. 1890	Queen Anne
296	N. L. MacKay House	46 Jason Street	ca. 1895	Shingle Style
n/a		50 Jason Street	ca. 1895	Shingle Style
n/a		51 Jason Street	ca. 1870	Italianate
n/a		54 Jason Street	mid 20th century	NC
297		55 Jason Street	ca. 1900	Georgian Revival

DISTRICT DATA SHEET

12.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
298	Thomas E. Holway House	56 Jason Street	1894	Shingle Style
299	Wendell P. Yerrington House	59 Jason Street	ca. 1895	Shingle Style
n/a		78 Jason Street	ca. 1885	Colonial Revival
n/a		84 Jason Street	ca. 1895	Colonial Revival
301	Louis Brine House	90 Jason Street	1911	Colonial Revival
302	Frank D. Sawyer House	96 Jason Street	ca. 1896	Colonial Revival
n/a		5-7 Jason Terrace	ca. 1900	Colonial Revival
317		3-11 Lakeview Street	1912	Spanish Mission
n/a		14 Maple Street	ca. 1890	Craftsman
n/a		15 Maple Street	ca. 1880	Queen Anne
325	Chase-Wellington House	16-18 Maple Street	ca. 1842	Gothic Revival
326	Myron Taylor House	19 Maple Street	ca. 1870	Second Empire
n/a		20 Maple Street	ca. 1905	Georgian Revival/Craftsman
n/a		21 Maple Street	ca. 1880	Second Empire
327	George Croome House	23 Maple Street	ca. 1870	Second Empire
328		24 Maple Street	ca. 1885	Queen Anne

DISTRICT DATA SHEET

13.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		26 Maple Street	ca. 1885	Queen Anne
329	J. Colman House	28 Maple Street	ca. 1900	Queen Anne
n/a		418 Massachusetts Avenue	ca. 1890	Queen Anne
521	Gershom Whittemore Building	432-436 Massachusetts Avenue	ca. 1840	Greek Revival
522	Fowle Block	444-446 Massachusetts Avenue	1896	Renaissance Revival
523	Arlington Center Garage	448-452 Massachusetts Avenue	1909	Colonial Revival
n/a		449-455 Massachusetts Avenue		NC
n/a		454-478 Massachusetts Avenue	ca. 1920	Tudor Revival
n/a	Central Trust Building	457-463 Massachusetts Avenue	early 20th century	Classical Revival
n/a		465-471 Massachusetts Avenue	mid 20th century	NC
n/a		473-477 Massachusetts Avenue	mid 20th century	NC
n/a	Finance Block	479-493 Massachusetts Avenue	early 20th century	Classical Revival
n/a		600 Massachusetts Avenue	ca. 1960	NC
n/a	Arlington Five Cent Savings Bank	622-626 Massachusetts Avenue	1890	Neoclassical
n/a	First Parish Universalist Unitarian Church	630 Massachusetts Avenue	ca. 1976 with ca. 1958 ell	NC

DISTRICT DATA SHEET

14.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		633-641 Massachusetts Avenue	ca. 1920	NC
n/a		645-651 Massachusetts Avenue	ca. 1960	NC
n/a	Baybank/Harvard Trust	655 Massachusetts Avenue	ca. 1920	Georgian Revival
524	Associates Block	659-663 Massachusetts Avenue	1901	Renaissance Revival
525	Associates Block	665-671 Massachusetts Avenue	1905	Renaissance Revival
526	Whittemore-Robbins House	670-672 Massachusetts Avenue	ca. 1795 (with mid 19th c. alterations (NR 1974)	Federal/Italianate
n/a		673-683 Massachusetts Avenue		
n/a		685-693 Massachusetts Avenue		
527	Arlington Cooperative Bank	699 Massachusetts Avenue	1935	Moderne
528	Robbins Library	680 Massachusetts Avenue	1892 (NR 1974)	Renaissance Revival
n/a		713-725 Massachusetts Avenue	mid 20th century	NC
n/a		727-733 Massachusetts Avenue	ca. 1930	Colonial Revival
529	Robbins Memorial Town Hall	730 Massachusetts Avenue	1912 (NR 1974)	Classical Revival
530	Hannah Locke House	734-736 Massachusetts Avenue	ca. 1830	Greek Revival
531	Universalist Church, now Greek Orthodox Church	735 Massachusetts Avenue	1841 (altered ca. 1860) (NR 1983)	Greek Revival/Romanesque Revival

DISTRICT DATA SHEET

15.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
532	Russell Teel House	742 Massachusetts Avenue	ca. 1830	Greek Revival
n/a		754 Massachusetts Avenue	ca. 1890	Queen Anne/Colonial Revival
n/a	Regent Theater	7-13A Medford Street	ca. 1930	Classical Revival
n/a		4-14 Medford Street	ca. 1930	Brick Vernacular
518	Central Fire Station	1 Monument Park	1926	Georgian Revival
n/a		7 Oak Knoll	ca. 1910	Bungalow
n/a		11 Oak Knoll	mid 20th century	NC
n/a		15 Oak Knoll	ca. 1860	Italianate
n/a		17 Oak Knoll	ca. 1920	Bungalow
n/a		19 Oak Knoll	mid 20th century	NC
333	Burrage-Hoyt House	21 Oak Knoll	ca. 1850	Italianate
n/a		24 Oak Knoll	ca. 1860	Second Empire
n/a		7 Pelham Terrace	ca. 1860	Italianate
n/a		11 Pelham Terrace	ca. 1860	Italianate
n/a		12 Pelham Terrace	ca. 1880	Queen Anne
n/a		14 Pelham Terrace	ca. 1860	Italianate

DISTRICT DATA SHEET

16.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		16 Pelham Terrace	1890 (with mid 20th century alterations)	NC
n/a		17 Pelham Terrace	late 19th century	Italianate/Colonial Revival
357	Edward Hornblower House	20 Pelham Terrace	ca. 1875	Stick Style
274		22 Pleasant Street	1876	Italianate
271		40-42 Pleasant Street	1892	Shingle Style
359	Jarvis House	50 Pleasant Street	ca. 1831	Late Federal
n/a		60 Pleasant Street	mid 20th century	NC
n/a		66 Pleasant Street	ca. 1915	Spanish Mission
n/a		67 Pleasant Street	mid 20th century	NC
360	St. John's Episcopal Church	74 Pleasant Street	1934	Gothic Revival
360A	Pleasant Street Congregational Church	75 Pleasant Street	1844 (NR 1983)	Greek Revival
361	Lane-Hatfield House	80 Pleasant Street	1800	Federal
362	T. Wellington House	86 Pleasant Street	1811	Federal
334	John Q. A. Brackett House	87 Pleasant Street	1888	Queen Anne
n/a		93 Pleasant Street	ca. 1890	Shingle Style

DISTRICT DATA SHEET

17.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		94 Pleasant Street	mid 20th century	NC
363	Henry F. Hornblower House	100 Pleasant Street	ca. 1890-1894	Shingle Style/ Queen Anne
364	Charles Symmes Parker House	105 Pleasant Street	ca. 1884	Queen Anne
365	Charles Devereaux House	108 Pleasant Street	1893	Queen Anne
365A	John C. Hood House	111 Pleasant Street	1911	Tudor Revival
n/a		114 Pleasant Street	mid 20th century	NC
366	John Vianno House	118 Pleasant Street	1917	Spanish Mission
367	Taft House	119 Pleasant Street	1866	Second Empire
n/a		132 Pleasant Street	mid 20th century	NC
368	The Irvington	135 Pleasant Street	1906	Tudor Revival apartment block
n/a		140 Pleasant Street	ca. 1885	Shingle Style/Richardsonian Romanesque
369	William J. Foster House	144 Pleasant Street	ca. 1885	Shingle Style/Richardsonian Romanesque
n/a		146-150 Pleasant Street	ca. 1960	NC
370	Trowbridge House	152 Pleasant Street	1854 (altered ca. 1880)	Greek Revival (with Colonial Revival/Shingle alterations)

DISTRICT DATA SHEET

18.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		156 Pleasant Street	ca. 1895 (with mid 20th century alterations)	NC
371	James Swan House	159 Pleasant Street	1813	Federal
372	Ephraim Frost House	160 Pleasant Street	1821	Federal
382	Frederick H. Veits House	8 Ravine Street	ca. 1901-1902	Shingle Style
383	Charles Woodbury House	9 Ravine Street	1885	Shingle Style
n/a		13 Ravine Street	ca. 1835 (altered ca. 1900)	Greek Revival (with Colonial Revival/ Shingle Style alterations)
272		5-7 Swan Street	ca. 1892	Queen Anne/Shingle Style
393	Jesse Buckman House	10 Swan Street	ca. 1830	Federal
n/a		13-15 Swan Street	ca. 1892	Colonial Revival
600	Ephraim Cutter House	4 Water Street	ca. 1804 (NR 1978)	Federal
601	MBTA Power Station	5 Water Street	1911	Renaissance Revival
602		6, 8 Water Street	Late 19th century	Queen Anne
n/a		12 Water Street	ca. 1900	Shingle Style
603		14 Water Street	Second quarter, 19th c.	Greek Revival

DISTRICT DATA SHEET

19.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
604		18 Water Street	Second quarter, 19th c.	Federal
605		23 Water Street	Second quarter, 19th c.	Greek Revival
n/a		25 Water Street	mid 20th century	NC
606		27 Water Street	mid 19th century	Greek Revival
n/a		8 Wellington Street	ca. 1890	Queen Anne/Tudor Revival
402		11 Wellington Street	ca. 1886-1890	Queen Anne
403		14 Wellington Street	ca. 1895	Queen Anne/Shingle Style
n/a		15 Wellington Street	ca. 1890	Queen Anne
404		18 Wellington Street	1890	Queen Anne
405		19 Wellington Street	ca. 1885-1895	Queen Anne

DISTRICT DATA SHEET

20.

Arlington MRA/Kensington Park Historic District

Area B

Criteria A,C

n/a= not applicable

NC=noncontributing

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		3 Brantwood Road/ 22 Kensington Park	ca. 1900	Queen Anne
n/a		4 Brantwood Road	ca. 1935	Colonial Revival
n/a		8 Brantwood Road	ca. 1910	Craftsman
227	C. Herbert McClare House	9 Brantwood Road	ca. 1898	Queen Anne/Shingle Style
		14 Brantwood Road	ca. 1900	Shingle Style
n/a		17 Brantwood Road	mid 20th century	NC
n/a		18 Brantwood Road	ca. 1900 (with Bungalow mid 20th c. alterations)	
n/a		22 Brantwood Road	ca. 1900	Craftsman
n/a		26 Brantwood Road	ca. 1898	Craftsman
n/a		27 Brantwood Road	ca. 1905	Craftsman/Tudor Revival
n/a		30 Brantwood Road	ca. 1900	Tudor Revival
n/a		34 Brantwood Road	ca. 1898	Craftsman
228	F. J. Jaques House	37 Brantwood Road	ca. 1900	Shingle Style

DISTRICT DATA SHEET

21.

Arlington MRA/Kensington Park Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
229	E. N. Whitmore House	38 Brantwood Road	ca. 1900	Colonial Revival
230		41 Brantwood Road	ca. 1898	Shingle Style
231	E. N. Whitman House	42 Brantwood Road	ca. 1898	Shingle Style
232	A. H. Chester House	44 Brantwood Road	ca. 1897	Queen Anne/Shingle Style
n/a		48 Brantwood Road	mid 20th century	NC
233	Richard F. Barns House	49 Brantwood Road	ca. 1898	Shingle Style
234	L. Frederick Howard House	54 Brantwood Road	ca. 1903-1904	Shingle Style
n/a		55 Brantwood Road	ca. 1905	Craftsman/Colonial Revival
n/a		56 Brantwood Road	ca. 1920	Craftsman/Colonial Revival
n/a		58 Brantwood Road	ca. 1900	Craftsman
n/a		61 Brantwood Road	ca. 1920	Colonial Revival
n/a		64 Brantwood Road	ca. 1915	Colonial Revival
n/a		87 Brantwood Road	ca. 1910	Shingle Style/ Craftsman
235	Frank C. Adams House	90 Brantwood Road	ca. 1914	Colonial Revival

DISTRICT DATA SHEET

22.

Arlington MRA/Kensington Park Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
236	S. F. Frost House	93 Brantwood Road	ca. 1905	Shingle Style
237	C. H. Carroll House	101 Brantwood Road	ca. 1900	Bungalow
n/a		26 Kensington Park	ca. 1930	NC
n/a		1 Kensington Road	ca. 1905	Shingle Style/ Craftsman
n/a		7 Kensington Road	ca. 1920 (with extensive alterations ca. 1980)	NC
n/a		8 Kensington Road	ca. 1925	Craftsman
305	Walter M. Campbell House	14 Kensington Road	ca. 1898	Shingle Style
n/a		15 Kensington Road	ca. 1940	NC
n/a		18 Kensington Road	ca. 1960	NC
n/a		20 Kensington Road	ca. 1910	Colonial Revival
n/a		21 Kensington Road	ca. 1930	Colonial Revival
306	Herbert H. Dyer House	24 Kensington Road	1910	Shingle Style
n/a		27 Kensington Road	ca. 1920	Colonial Revival
n/a		31 Kensington Road	ca. 1910	Craftsman/Colonial Revival
n/a		32 Kensington Road	ca. 1910	Colonial Revival
n/a		41 Kensington Road	ca. 1898	Shingle Style
n/a		44 Kensington Road	ca. 1905	Colonial Revival/ Shingle Style

DISTRICT DATA SHEET

23.

Arlington MPA/Orvis Road Historic District

Area C

Criteria A,C

n/a=not applicable

NC=noncontributing

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		6-8 Orvis Road	ca. 1918-1930	Colonial Revival
n/a		11 Orvis Road	ca. 1918-1930	Craftsman
n/a		12 Orvis Road	ca. 1918-1930	Colonial Revival
n/a		15-17 Orvis Road	ca. 1918-1930	Craftsman
n/a		16-18 Orvis Road	ca. 1918-1930	Colonial Revival/ Craftsman
n/a		27-29 Orvis Road	ca. 1918-1930	Craftsman
n/a		30 Orvis Road	ca. 1918-1930	Colonial Revival
n/a		31 Orvis Road	ca. 1918-1930	Craftsman
n/a		32 Orvis Road	ca. 1918-1930	Colonial Revival
n/a		35 Orvis Road	ca. 1918-1930	Craftsman
n/a		36 Orvis Road	ca. 1918-1930	Colonial Revival
n/a		39 Orvis Road	ca. 1918-1930	Craftsman
n/a		40 Orvis Road	ca. 1918-1930	Colonial Revival
n/a		53 Orvis Road	ca. 1918-1930	Craftsman
n/a		54 Orvis Road	ca. 1918-1930	Colonial Revival/ Craftsman

DISTRICT DATA SHEET

24.

Arlington MPA/Orvis Road Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		57 Orvis Road	ca. 1918-1930	Craftsman
n/a		58 Orvis Road	ca. 1918-1930	Colonial Revival/ Craftsman
n/a		61 Orvis Road	ca. 1918-1930	Craftsman/Bungalow
n/a		62 Orvis Road	ca. 1918-1930	Colonial Revival/ Craftsman
n/a		74 Orvis Road	ca. 1918-1930	Colonial Revival/ Craftsman
n/a		78-80 Orvis Road	ca. 1918-1930	Craftsman
n/a		82 Orvis Road	ca. 1918-1930	Craftsman
n/a		83 Orvis Road	ca. 1918-1930	Craftsman/Bungalow
n/a		88 Orvis Road	ca. 1918-1930	Craftsman/Bungalow
n/a		38-40 Newcomb Road	ca. 1918-1930	Colonial Revival

DISTRICT DATA SHEET

25.

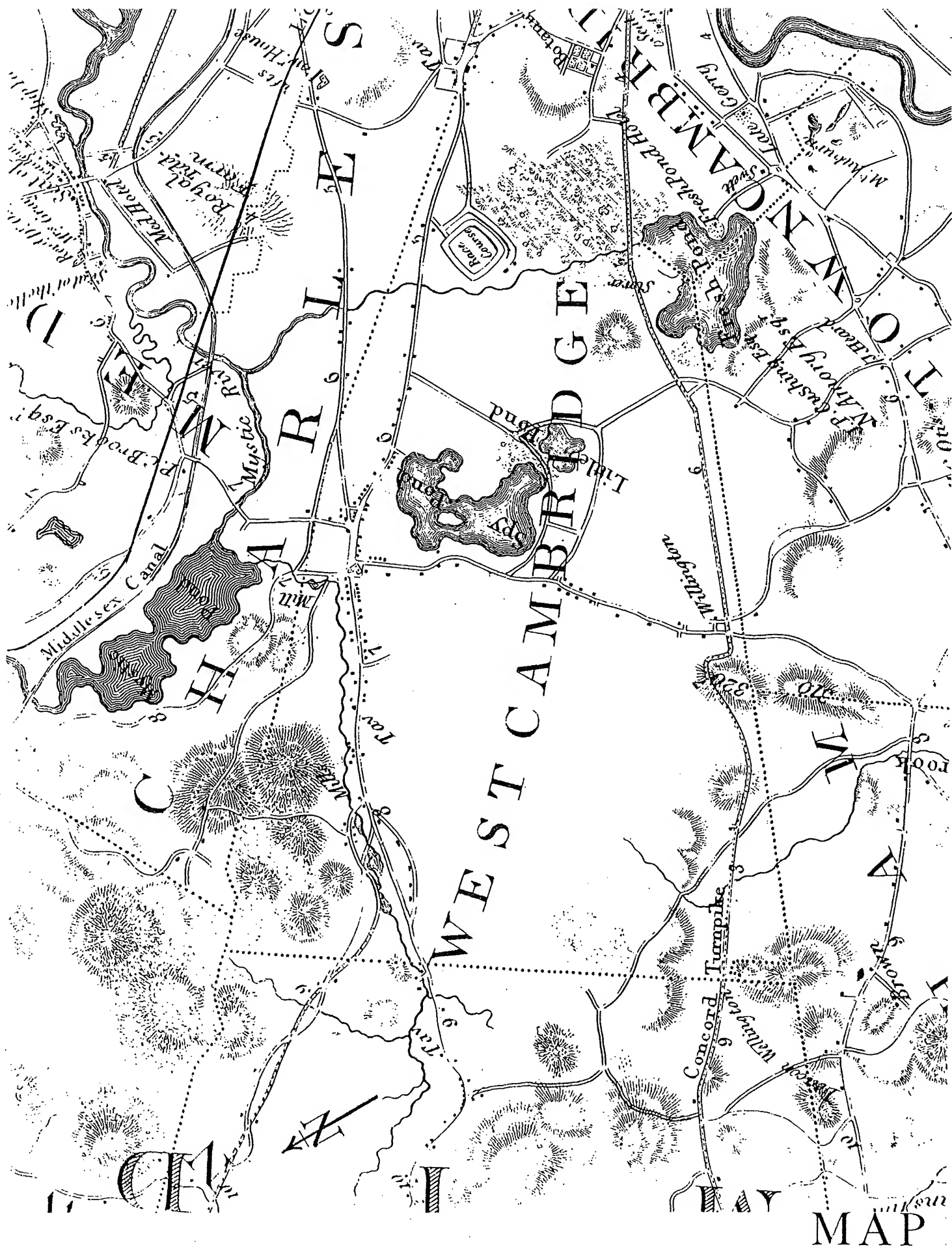
Arlington MRA/Peirce Farm Historic District
Area D
Criteria A,C

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
340	Thomas Peirce House	178 Oakland Avenue	ca. 1850	Greek Revival
259	J. Peirce House	123 Claremont Avenue	ca. 1830	Federal/Greek Revival
258	John A. P. Peirce House	122 Claremont Avenue	ca. 1835	Federal/Greek Revival

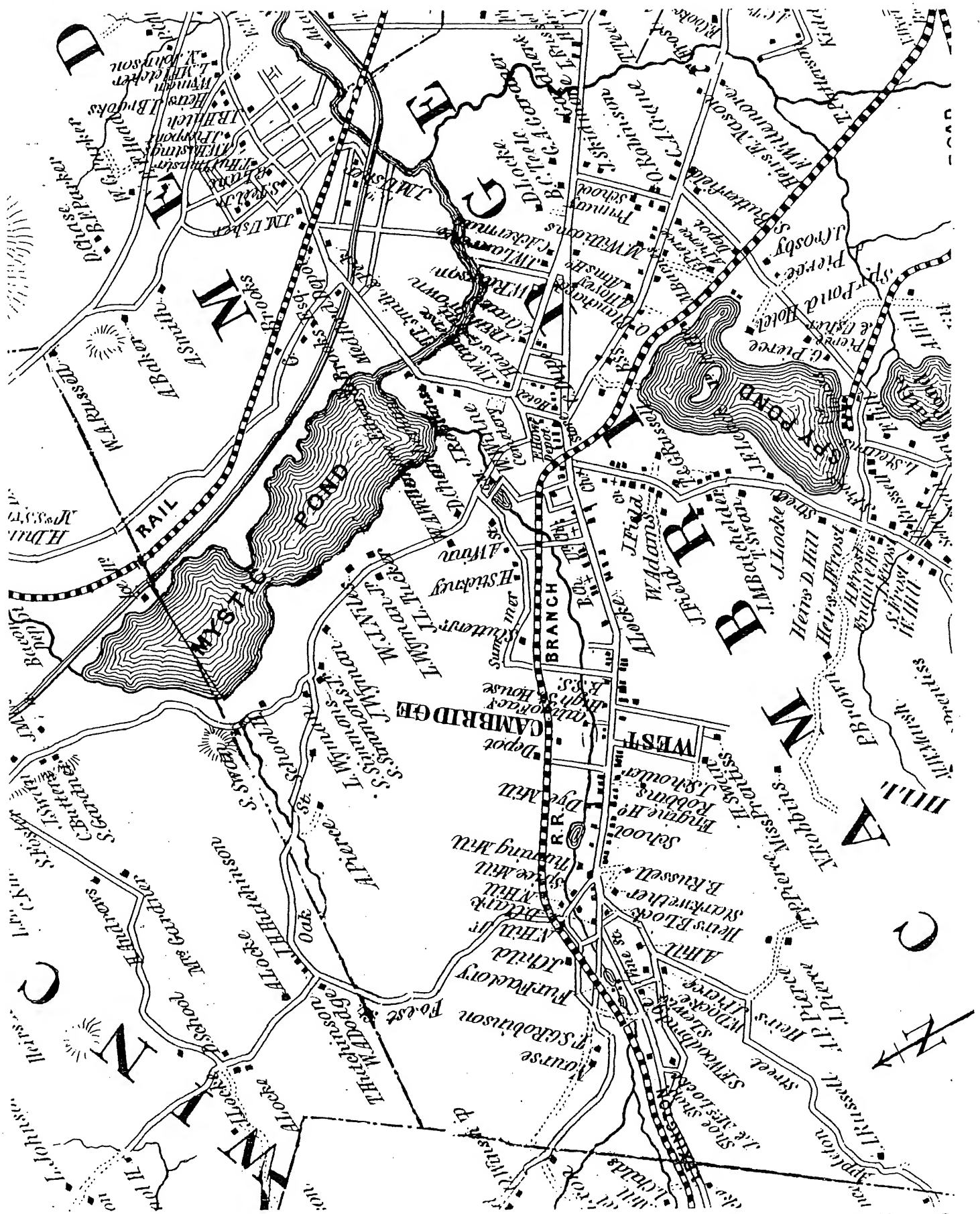
The following Arlington properties have been listed on the National Register.

26.

<u>NR</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
1971	Old Schwamb Mill	17 Mill Lane	ca. 1860	Frame Vernacular
1975	Fowle-Reed-Wyman House	64 Old Mystic Street	1706	First Period
1978	Butterfield Whittemore House	54 Massachusetts Ave.	ca. 1700	First Period
1978	Capt. Benjamin Locke House	21 Appleton Street	ca. 1720	Georgian
1983	Calvary Methodist Church	300 Massachusetts Ave.	1923	Colonial Revival

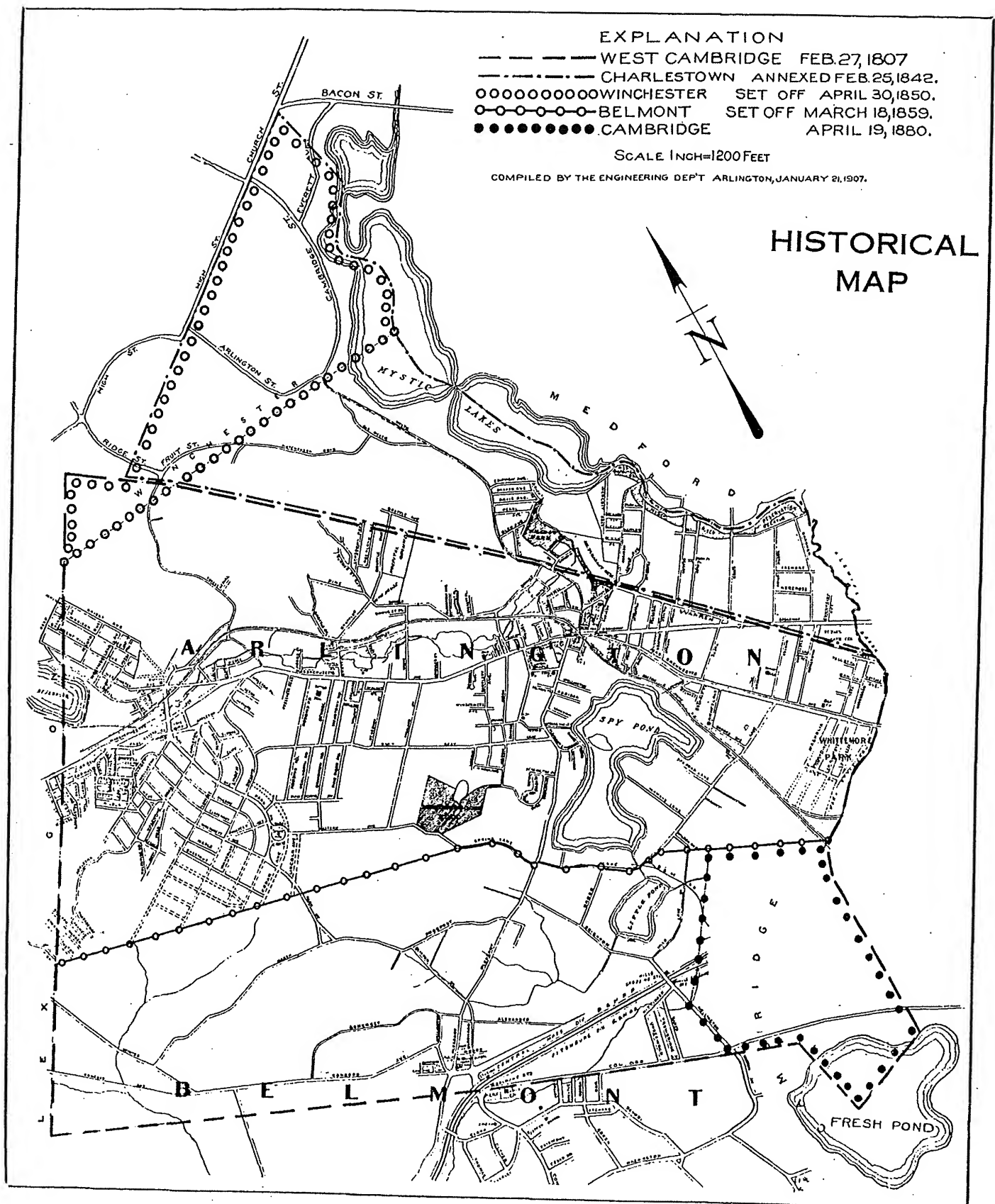


West Cambridge, From Map of Boston and its Vicinity, John G. Hales, 1830
 (from the collection of the Map Room, Harvard College Library).



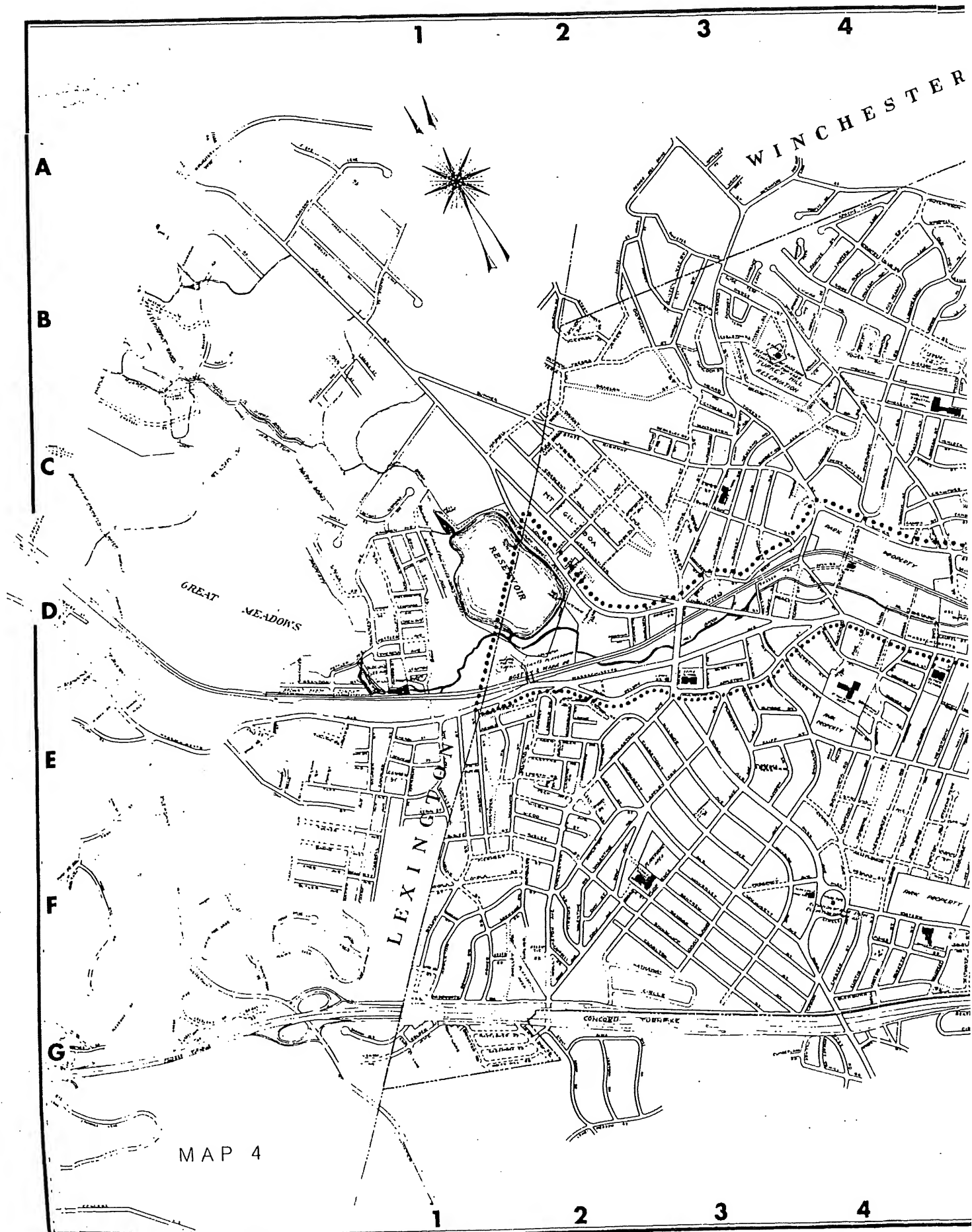
MAP 2

West Cambridge, from Map of the City and Vicinity of Boston, Mass., J. B. Shields, 1852 (from the collection of the Map Room, Harvard College Library)



MAP 3

from Town of Arlington, Past and Present, by Charles Symmes Parker, 1907



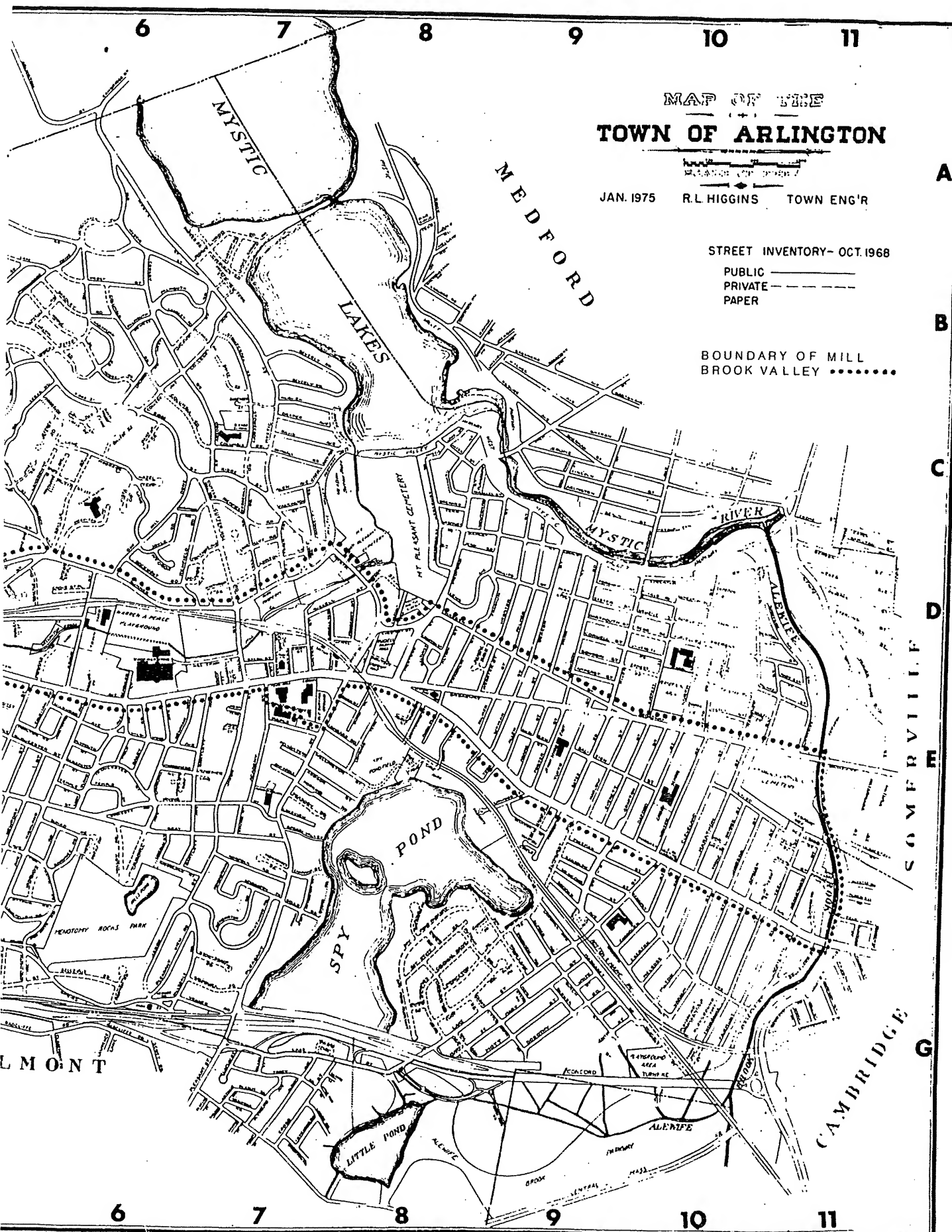
MAP OF THE TOWN OF ARLINGTON

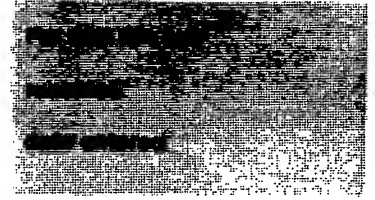
JAN. 1975 R.L. HIGGINS TOWN ENG'R

STREET INVENTORY - OCT. 1968

PUBLIC ———
PRIVATE - - -
PAPER

BOUNDARY OF MILL
BROOK VALLEY



United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name Arlington Multiple Resource Area
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review

✓ 1. ARRINGTON ~~Town~~ Center Historic District (BOUNDARY INCREASE) *for* Keeper

Attest

Date/Signature

Script Cover Meeting 4/18/85
Priscilla M. Day 9/27/85✓ 2. Pierce Farm Historic District Entered in the *for* Keeper
National Register

Attest

Delores Byers 9/27/85✓ 3. Kensington Park Historic District Entered in the *for* Keeper
National Register

Attest

Delores Byers 9/27/85✓ 4. Orvis Road Historic District Entered in the *for* Keeper
National Register

Attest

Delores Byers 9/27/85✓ 5. Allyn House *for* Keeper

Attest

Delores Byers 9/27/856. Arlington Coal & Lumber Entered in the *for* Keeper
National Register

Attest

Delores Byers 4/18/857. Arlington Gaslight Company Entered in the *for* Keeper
National Register

Attest

Delores Byers 4/18/858. Arlington Pumping Station Entered in the *for* Keeper
National Register

Attest

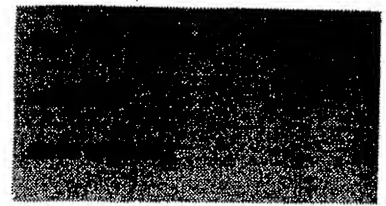
Delores Byers 4/18/85✓ 9. Arlington Reservoir *for* Keeper

Attest

Priscilla M. Day 9/27/8510. Baptist Society Meeting House Entered in the *for* Keeper
National Register

Attest

Delores Byers 4/18/85

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic GroupName Arlington Multiple Resource Area
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review

Date/Signature

11. Bassett, Maria, House

Entered in the
National Register

for Keeper

Melvyn Byers 4/27/80

Attest

12. Buildings at 1334 and
1339 Massachusetts Ave.

Substantive Review

Keeper

Attest

13. Call-Bartlett House

Entered in the
National Register

for Keeper

Melvyn Byers 4/18/80

Attest

14. Capitol Theater Building

Entered in the
National Register

for Keeper

Melvyn Byers 4/18/80

Attest

15. Chapel of St. Anne

Entered in the
National Register

for Keeper

Melvyn Byers 4/18/80

Attest

16. Cushman House

Entered in the
National Register

for Keeper

Melvyn Byers 4/18/80

Attest

17. Cutter, Jefferson, House

Entered in the
National Register

for Keeper

Melvyn Byers 4/18/80

Attest

18. Cutter, Second, A.P.,
HouseEntered in the
National Register

for Keeper

Melvyn Byers 4/18/80

Attest

19. Damon House

Entered in the
National Register

for Keeper

Melvyn Byers 4/18/80

Attest

20. Farmer, Kimball, House

Entered in the
National Register

for Keeper

Melvyn Byers 4/18/80

Attest

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

Name Arlington Multiple Resource Area
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review

Date/Signature

21. First Parish Church
Parsonage

Entered in the
National Register

for Keeper

Attest

Delores Byers 4/18/85

22. Hall, Edward, House

Entered in the
National Register

for Keeper

Attest

Delores Byers 4/18/85

23. Highland Hose House

Entered in the
National Register

for Keeper

Attest

Delores Byers 4/18/85

✓ 24. Hill, Addison, House

Entered in the
National Register

for Keeper

Attest

Delores Byers 9/27/85

25. Hornblower, Edward, House
and Barn

Entered in the
National Register

for Keeper

Attest

Delores Byers 4/18/85

26. House at 45 Claremont Avenue

Entered in the
National Register

for Keeper

Attest

Delores Byers 4/18/85

27. House at 5--7 Winter Street

Entered in the
National Register

for Keeper

Attest

Delores Byers 4/18/85

28. House at 5 Willow Court

Entered in the
National Register

for Keeper

Attest

Delores Byers 4/18/85

29. Kimball, W.W., House

Entered in the
National Register

for Keeper

Attest

Delores Byers 4/18/85

30. Locke, Lt. Benjamin, Store

Entered in the
National Register

for Keeper

Attest

Delores Byers 4/18/85

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

Name Arlington Multiple Resource Area
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review

Date/Signature

31. Locke School

Entered in the
National Register

for Keeper

Shelene Byers 9/27/85

Attest

32. Milestone

Entered in the
National Register

for Keeper

Shelene Byers 9/27/85

Attest

33. Prentiss-Payson House

Entered in the
National Register

for Keeper

Shelene Byers 4/18/85

Attest

34. Prentiss, William, House

Entered in the
National Register

for Keeper

Shelene Byers 9/27/85

Attest

35. Proctor, William, House

Entered in the
National Register

for Keeper

Shelene Byers 4/18/85

Attest

36. Rawson, Warren, Building

Entered in the
National Register

for Keeper

Shelene Byers 9/27/85

Attest

37. Rawson, Warren, House

Entered in the
National Register

for Keeper

Shelene Byers 4/18/85

Attest

38. Robindreau, Alfred E.,
House

Entered in the
National Register

for Keeper

Shelene Byers 4/18/85

Attest

39. Robinson House

Entered in the
National Register

for Keeper

Shelene Byers 4/18/85

Attest

40. Robinson-Lewis-G.F.,
Fessenden House

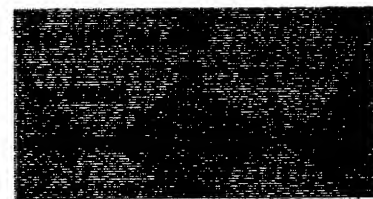
Entered in the
National Register

for Keeper
Attest

Shelene Byers 4/18/85

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

Name Arlington Multiple Resource Area
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review

Date/Signature

41. Russell Common

Entered in the
National Register

for Keeper

Melrose Byers 4/18/85

Attest

✓ 42. Shattuck, Ralph W., House

Entered in the
National Register

for Keeper

Melrose Byers 9/27/85

Attest

43. Sterling-Cutter, Ella
Mahalla, House

Entered in the
National Register

for Keeper

Melrose Byers 4/18/85

Attest

44. Swadkins, Thomas, House

Entered in the
National Register

for Keeper

Melrose Byers 4/18/85

Attest

✓ 45. Swan, Henry, House

Entered in the
National Register

for Keeper

Melrose Byers 9/27/85

Attest

46. Symmes, Jr., Stephen, House

Entered in the
National Register

for Keeper

Melrose Byers 4/18/85

Attest

47. Taylor-Dallin House

Entered in the
National Register

for Keeper

Melrose Byers 9/27/85

Attest

✓ 48. Wayside Inn

Entered in the
National Register

for Keeper

Melrose Byers 9/27/85

Attest

49. Whittemore House

Entered in the
National Register

for Keeper

Melrose Byers 4/18/85

Attest

50. Winn Farm

Entered in the
National Register

for Keeper

Melrose Byers 4/18/85

Attest

4/22/91

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Cutter, Jefferson, House Middlesex County, MASSACHUSETTS
(Arlington MRA)

REMOVAL APPROVED

Keeper

Betty L. Sawal
5/25/91

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries complete applicable sections)

STATE:
Massachusetts
COUNTY:
Middlesex
FOR NPS USE ONLY
ENTRY DATE

1. NAME
COMMON:
Arlington Town Center District
AND/OR HISTORIC:

2. LOCATION			
STREET AND NUMBER:			
Area bounded by Massachusetts Ave. on the north, Academy St. on the east, (cont.)			
CITY OR TOWN:		CONGRESSIONAL DISTRICT:	
Arlington		Eighth	
STATE	CODE	COUNTY:	CODE
Massachusetts	025	Middlesex	017

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input checked="" type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____
Comments _____ _____			

4. OWNER OF PROPERTY
OWNER'S NAME:
multiple owners -- public and private
STREET AND NUMBER:
CITY OR TOWN:
Arlington
STATE:
Massachusetts
CODE
02174
025

5. LOCATION OF LEGAL DESCRIPTION
COURTHOUSE, REGISTRY OF DEEDS, ETC:
Middlesex County Registry of Deeds
STREET AND NUMBER:
208 Cambridge Street
CITY OR TOWN:
Cambridge
STATE
Massachusetts
CODE
025

6. REPRESENTATION IN EXISTING SURVEYS
TITLE OF SURVEY:
Inventory of Historic Assets of the Commonwealth
DATE OF SURVEY: 1973
<input type="checkbox"/> Federal <input checked="" type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local
DEPOSITORY FOR SURVEY RECORDS:
Massachusetts Historical Commission
STREET AND NUMBER:
40 Beacon Street
CITY OR TOWN:
Boston
STATE:
Massachusetts
CODE
02108
025

SEE INSTRUCTIONS

STATE:
Massachusetts
COUNTY:
Middlesex
ENTRY NUMBER
DATE

FOR NPS USE ONLY

7. DESCRIPTION						
CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input checked="" type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE						
<p>The Arlington Town Center district is comprised of a single city block, bounded on the north by Massachusetts Avenue, on the east by Pleasant Street, on the south by Maple Street, and on the west by Academy Street. The New England Telephone Company property on the corner of Pleasant and Maple Streets is excluded from this district. The area contains eight structures with their respective additions and dependencies, a well-landscaped public garden, a burial ground, and various pieces of street furniture such as markers, walls, and statuary. Although their functions and architectural styles vary, the buildings of this district complement each other in terms of scale, landscaping, and use of building material.</p> <p>The First Parish Unitarian Church (1857) is situated at the northeast corner of the district on Massachusetts Avenue at Pleasant Street. Designed by Richard Bond, a Boston architect, it is the only ecclesiastical building within the district. Stylistically, the white frame structure is an example of first phase Romanesque Revival, typically displaying Gothic Revival and Italianate motifs as well. It is thought that this church was Bond's only exercise in the style. A small addition and connecting ell, sympathetic in roofline, scale, and wall fabric, were finished in 1958. Behind the church is the Old Burying Ground, associated with the congregation of the First Parish Church since at least 1736 (the date of the oldest headstone).</p> <p>Immediately to the west of the church is an access lane to the Whittemore-Robbins House (c. 1800) and its two dependencies, a carriage shed and a cottage. Originally located on Massachusetts Avenue, the house was moved to its present location when preparations for the construction of the Robbins Library began (c. 1890). The building is a handsome federal structure, almost square in plan, with mid- and late nineteenth century additions and alterations. The exterior of the building has been changed only slightly; it still retains the hip roof, brick end walls, four end chimneys, and side-lighted doorway with elliptical fanlight that characterize substantial domestic architecture of this period. With the exception of an Italianate front porch, most of the exterior alterations or additions have occurred above the cornice. Circa 1870 the original balustrade was removed from the eave line, a dormer with Italianate detail was added to each plane of the roof, and the balustrade was recreated behind the dormers. At the same time, the original cupola was probably enlarged and certainly modified with the addition of bracketed detail reflecting that of the porch.</p> <p>To the west of the Whittemore-Robbins House on Massachusetts Avenue is the Robbins Library (1892). Designed by the firm of Cabot, Everett, and Mead, it is the earliest extant example of the second Renaissance Revival in Arlington. A later addition (1930) in the same style houses the children's collection. The wall fabric of the main library is sandstone ashlar with limestone and marble ornament used in the entrance frame. There are two significant elements in the design of the library. The first is the abundance of well-executed ornamental detail, evident in the cornice and portal. The second noteworthy detail is the monumental scale, expressed in the use of arched windows which incorporate three stories and the tremendous portal. This scale was characteristic of the second Renaissance Revival, especially in civic buildings and was suitable to the iconography of a building which was designed to function both as a monument to a founding family and as a civic landmark.</p> <p>Between the Robbins Library and the Robbins Memorial Town Hall to the west</p> <p>(cont.)</p>						

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Massachusetts	
COUNTY	
Middlesex	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

Arlington Town Center District

2. LOCATION (street and number cont.)
Maple St. on the south, and Pleasant St. on the west.

7. DESCRIPTION (cont.)

is the Memorial Garden, designed by R. Clipston Sturgis. According to the Arlington Historical Commission, the development of the landscape from an informal almost wild periphery to a stylized and controlled center is symbolic of the growth and development of Arlington.

The Robbins Memorial Town Hall (1913), located at the northwest corner of the district, was the work of R. Clipston Sturgis who was probably influenced by Mangin and McComb's New York City Hall (c. 1802). His interpretation of classical Revival forms with French and Italian motifs is more restrained in the use of architectural ornament than the library, but is more sophisticated in its modulation of wall planes and textures. Alternating surfaces of rusticated limestone and ashlar panels accentuate the three bay facade, which consists of a central pavilion with projecting entrance porch and two end projecting pavilions.

Behind the Robbins Memorial Town Hall and at the southwest corner of the district, is the Central Junior High School (1894). This two story brick and terra cotta structure combines the influences of a number of styles in its steeply-pitched slate roof and dormers, decorative terra cotta panels, brick bond patterns, and symmetry. The building is attributed to the Boston firm of Hartwell and Richardson.

The remainder of the southern boundary of the district is defined by two mansard cottages, one of which has been 'modernized', and is contiguous to the New England Telephone Company's property.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

☐ Pre-Columbian

☐ 16th Century

☒ 18th Century

☒ 20th Century

☐ 15th Century

☐ 17th Century

☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

☐ Aboriginal

☐ Education

☒ Political

☐ Urban Planning

☐ Prehistoric

☐ Engineering

☒ Religion/Phi-

☐ Other (Specify)

☐ Historic

☐ Industry

losophy

☐ Agriculture

☐ Invention

☐ Science

☒ Architecture

☒ Landscape

☐ Sculpture

☒ Art

Architecture

☐ Social/Human-

☐ Commerce

☐ Literature

itarian

☐ Communications

☐ Military

☐ Theater

☐ Conservation

☐ Music

☐ Transportation

STATEMENT OF SIGNIFICANCE

The Arlington Town Center District represents many aspects of the growth and development of the town. The area contains several architecturally distinguished structures, perhaps the most noteworthy of which are the Robbins Library and the Whittemore-Robbins House. William Whittemore's choice of site was entirely suitable for the house of a substantial industrialist because of its location at the intersection of the Concord Road which led to Cambridge and Lexington (Massachusetts Avenue), the Old Watertown Road (Pleasant Street), Medford Street (Mystic Street), and Charlestown Street (Broadway).

This site, because of its proximity to the intersection, has traditionally been the center of religious and civic activity -- first as a part of the precinct of Cambridge, then as the town of Menotomy, and now as Arlington. The present First Parish Church stands on the site of three successive earlier meetinghouses, the first of which was erected in 1732. The Old Burying Ground adjacent to it has been used since the founding of the church and contains markers inscribed with the names associated with the founding fathers of Arlington. Robbins Memorial Town Hall was constructed on the site of an earlier meeting place which apparently functioned as Faneuil Hall does -- that is with commercial space on the ground floor and a large meeting room on the second floor.

Perhaps the most significant element of the district can be understood in terms of urban design. It is a good example of a heterogenous urban fabric, where ownership and function are mixed but where the structures themselves are complementary in terms of scale and proportion. The area functions as a buffer zone with a smooth transition between commercial structures on the north side of Massachusetts Avenue and the domestic structures on the south side of Maple Street, only one block removed. Ample open space is provided in the form of the Memorial Garden, in which can be found several sculptures by the famous New England sculptor Cyrus Dallin.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Cutter, Benjamin and William. History of Town of Arlington 1635-1879. (Boston, 1880).

Parker, Charles S. Town of Arlington Past and Present. (Arlington, 1907), p. 170-173.

Parmenter, J. P. "History of Arlington and Biographical Sketches" from History of Middlesex County ed. D. H. Hurst. (C Lewis Co., 1890), vol. 3, p. 173-205.

Whiffen, Marcus. American Architecture Since 1780 A Guide to the Styles. (Cambridge, 1969).

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	42 ° 24 ' 58 "	71 ° 09 ' 26 "				
NE	42 ° 24 ' 55 "	71 ° 09 ' 13 "				
SE	42 ° 24 ' 49 "	71 ° 09 ' 16 "				
SW	42 ° 24 ' 52 "	71 ° 09 ' 29 "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE:
Laurie Hammel for Elizabeth R. Amadon, State Survey Director

ORGANIZATION: Massachusetts Historical Commission DATE: 2/20/73

STREET AND NUMBER:
40 Beacon Street (617) 727-8470

CITY OR TOWN: Boston, STATE: Massachusetts CODE: 02108
25

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☒ Local ☐

Name JOHN F.X. DAVOREN
Title Secretary of the Commonwealth and Chairman of the Massachusetts Historical Commission
Date 12/27/73

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Director, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM
(Type all entries - attach to or enclose with photograph)

1. NAME		
COMMON	AND/OR HISTORIC	NUMERIC CODE (Assigned by NPS)
Arlington Town Center District		
2. LOCATION		
STATE	COUNTY	TOWN
Massachusetts	Middlesex	Arlington
STREET AND NUMBER		
Area bounded by Massachusetts Ave. (north), Pleasant St. (east), Maple St. (south) and Academy St. (west)		
3. PHOTO REFERENCE		
PHOTO CREDIT	DATE	NEGATIVE FILED AT
Edward Jacoby Architectural Photography Group	1972	108 Mt. Vernon St. Boston, MA 02108
4. IDENTIFICATION		
DESCRIBE VIEW, DIRECTION, ETC.		

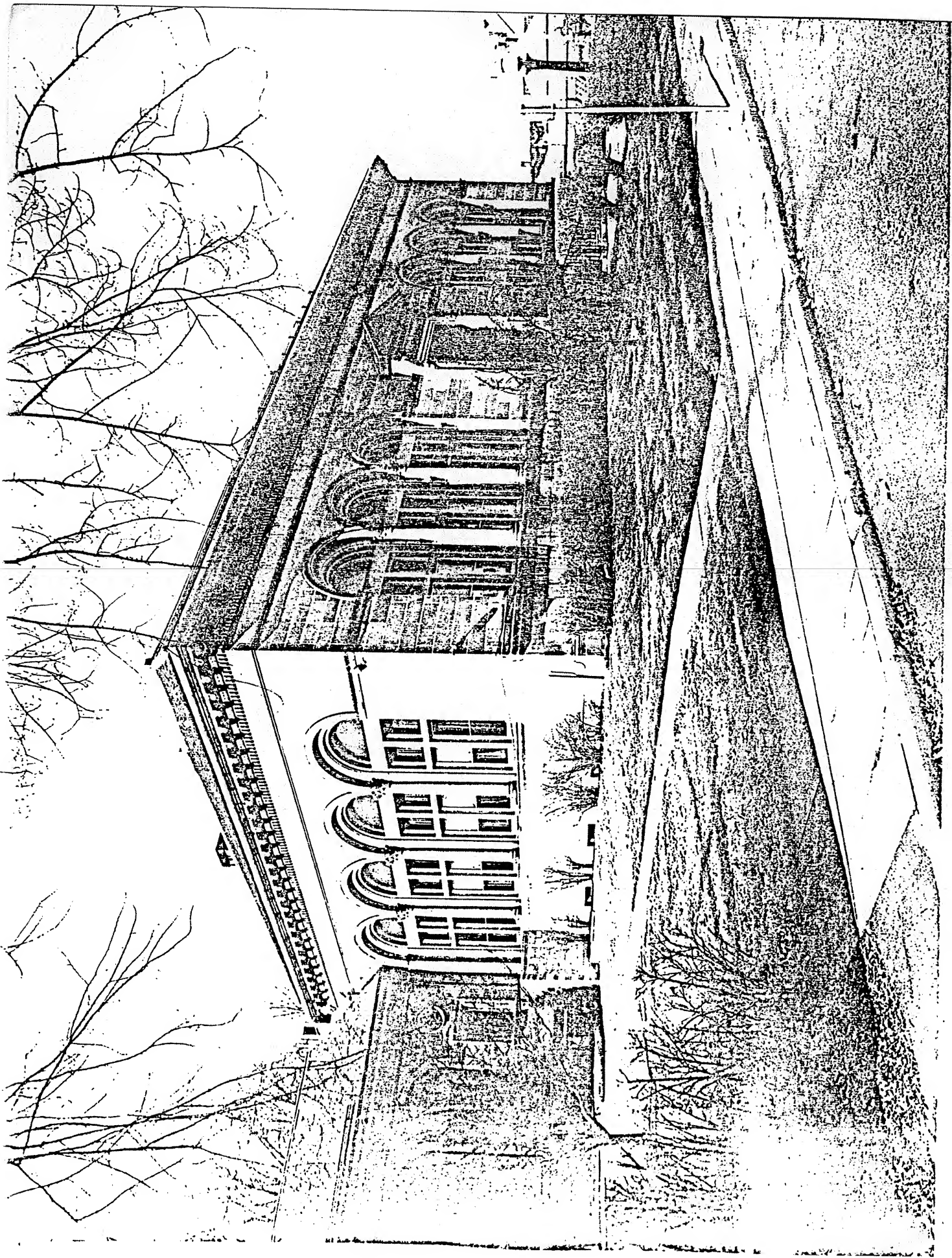
View of Robbins Library from the south east.

GPO 932-009

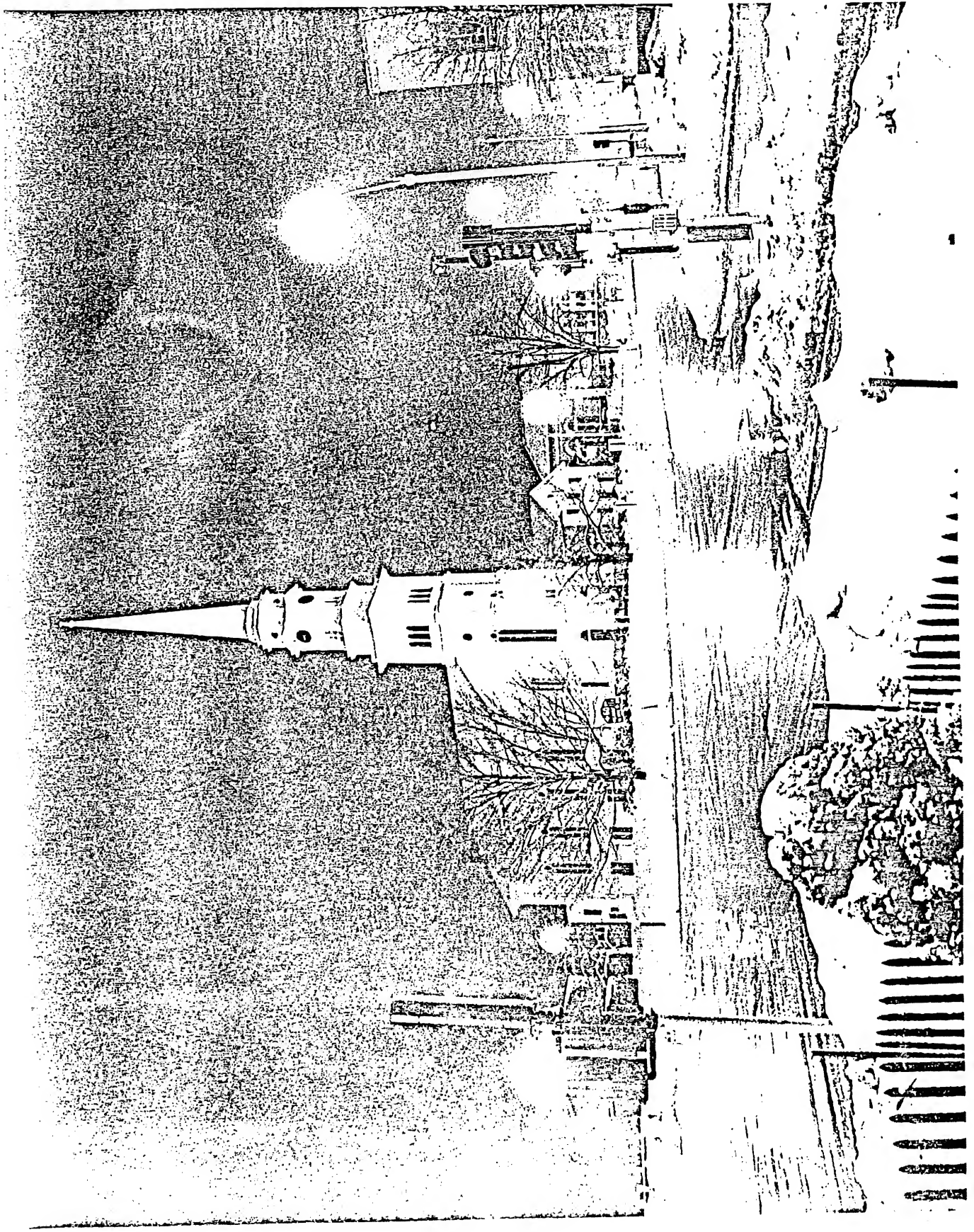
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM
(Type all entries - attach to or enclose with photograph)

1. NAME		
COMMON	AND/OR HISTORIC	NUMERIC CODE (Assigned by NPS)
Arlington Town Center District		
2. LOCATION		
STATE	COUNTY	TOWN
Massachusetts	Middlesex	Arlington
STREET AND NUMBER		
Area bounded by Massachusetts Ave. (north), Pleasant St. (east), Maple St. (south) and Academy St. (west).		
3. PHOTO REFERENCE		
PHOTO CREDIT	DATE	NEGATIVE FILED AT
Arlington Historical Commission	Winter 1972	Arlington Historical Commission
4. IDENTIFICATION		
DESCRIBE VIEW, DIRECTION, ETC.		

View of the First Parish Unitarian Universalist Church and Robbins Library from the northeast corner of the district.



View of the Robbins Library from the southeast. (Photocopy from an original photograph by Edward Jacoby, 1972)



View of the First Parish Unitarian Universalist Church and Robbins Library from the northeast corner of the district.
(Photocopy from an original photograph by the Arlington Historical Commission, Winter 1972)

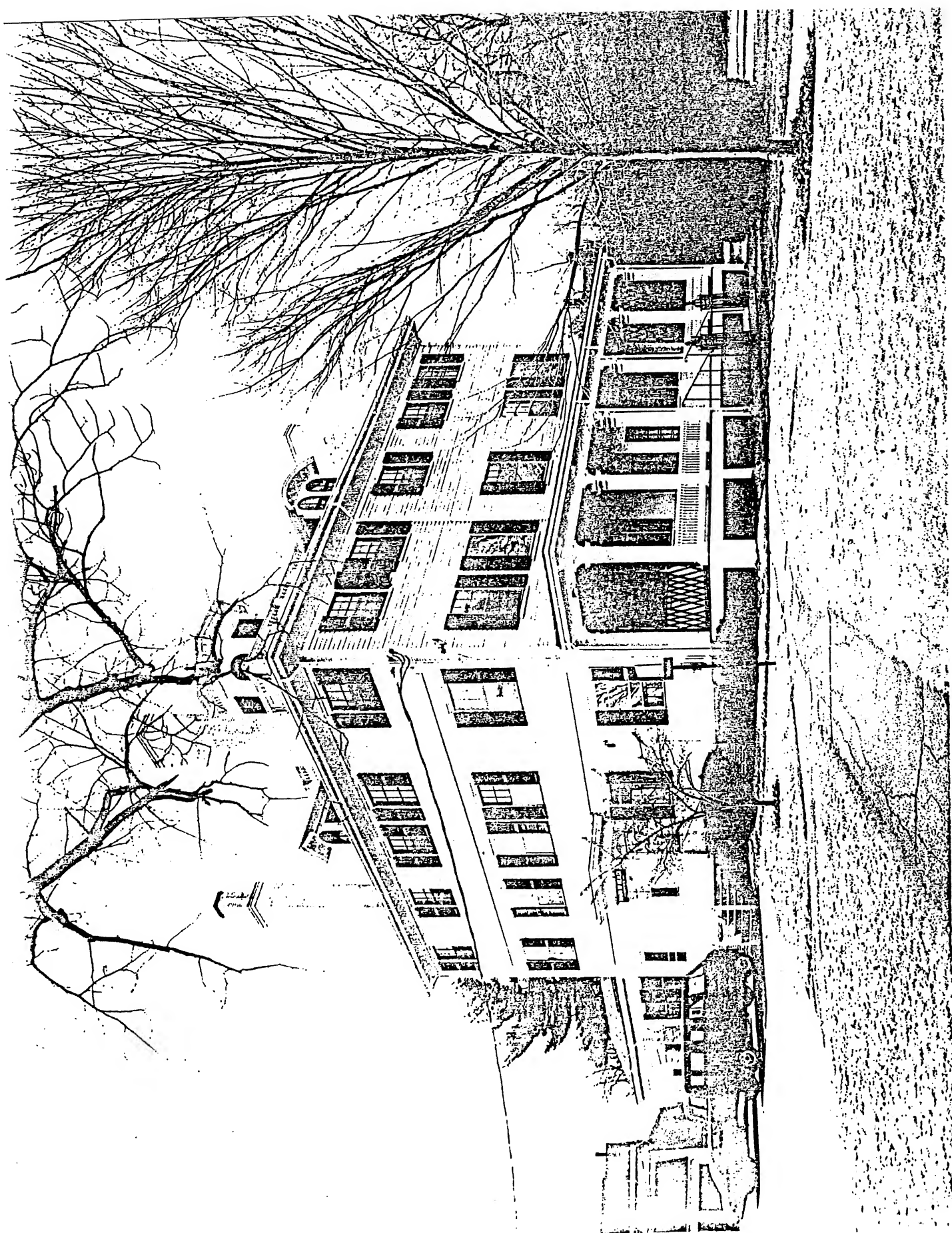
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM
(Type all entries - attach to or enclose with photograph)

1. NAME		
COMMON	AND/OR HISTORIC	NUMERIC CODE (Assigned by NPS)
Arlington Town Center District		
2. LOCATION		
STATE	COUNTY	TOWN
Massachusetts	Middlesex	Arlington
STREET AND NUMBER		
Area bounded by Massachusetts Ave. (north), Pleasant St. (east), Maple St. (south), and Academy St. (west)		
3. PHOTO REFERENCE		
PHOTO CREDIT	DATE	NEGATIVE FILED AT
Edward Jacoby Architectural Photography Group	1972	108 Mt. Vernon St. Boston, MA 02108
4. IDENTIFICATION		
DESCRIBE VIEW, DIRECTION, ETC.		
View from the east of the Memorial Gardens which are located between the Robbins Library and the Robbins Memorial Town Hall		

GPO 932-009

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM
(Type all entries - attach to or enclose with photograph)

1. NAME		
COMMON	AND/OR HISTORIC	NUMERIC CODE (Assigned by NPS)
Arlington Town Center District		
2. LOCATION		
STATE	COUNTY	TOWN
Massachusetts	Middlesex	Arlington
STREET AND NUMBER		
Area bounded by Massachusetts Ave. (north), Pleasant St. (east), Maple St. (south), and Academy St. (west).		
3. PHOTO REFERENCE		
PHOTO CREDIT	DATE	NEGATIVE FILED AT
Edward Jacoby Architectural Photography Group	1972	108 Mt. Vernon St. Boston, MA 02108
4. IDENTIFICATION		
DESCRIBE VIEW, DIRECTION, ETC.		
View of the Whittemore-Robbins House from the northeast		



View of the Whittemore-Robbins House from the northeast (Photocopy from an original photograph by Edward Jacoby, 1972)



View from the east of the Memorial Gardens which are located between the Robbins Library and the Robbins Memorial Town Hall
(Photocopy from an original photograph by Edward Jacoby, 1972)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM
(Type all entries - attach to or enclose with photograph)

1. NAME		
COMMON	AND/OR HISTORIC	NUMERIC CODE (Assigned by NPS)
Arlington Town Center District		
2. LOCATION		
STATE	COUNTY	TOWN
Massachusetts	Middlesex	Arlington
STREET AND NUMBER		
Area bounded by Massachusetts Ave. (north), Pleasant St. (east), Maple St. (south), and Academy St. (west).		
3. PHOTO REFERENCE		
PHOTO CREDIT	DATE	NEGATIVE FILED AT
Edward Jacoby Architectural Photography Group	1972	108 Mt. Vernon St. Boston, MA 02108
4. IDENTIFICATION		
DESCRIBE VIEW, DIRECTION, ETC.		

View of Robbins Memorial Town Hall from the north (across Massachusetts Ave.)

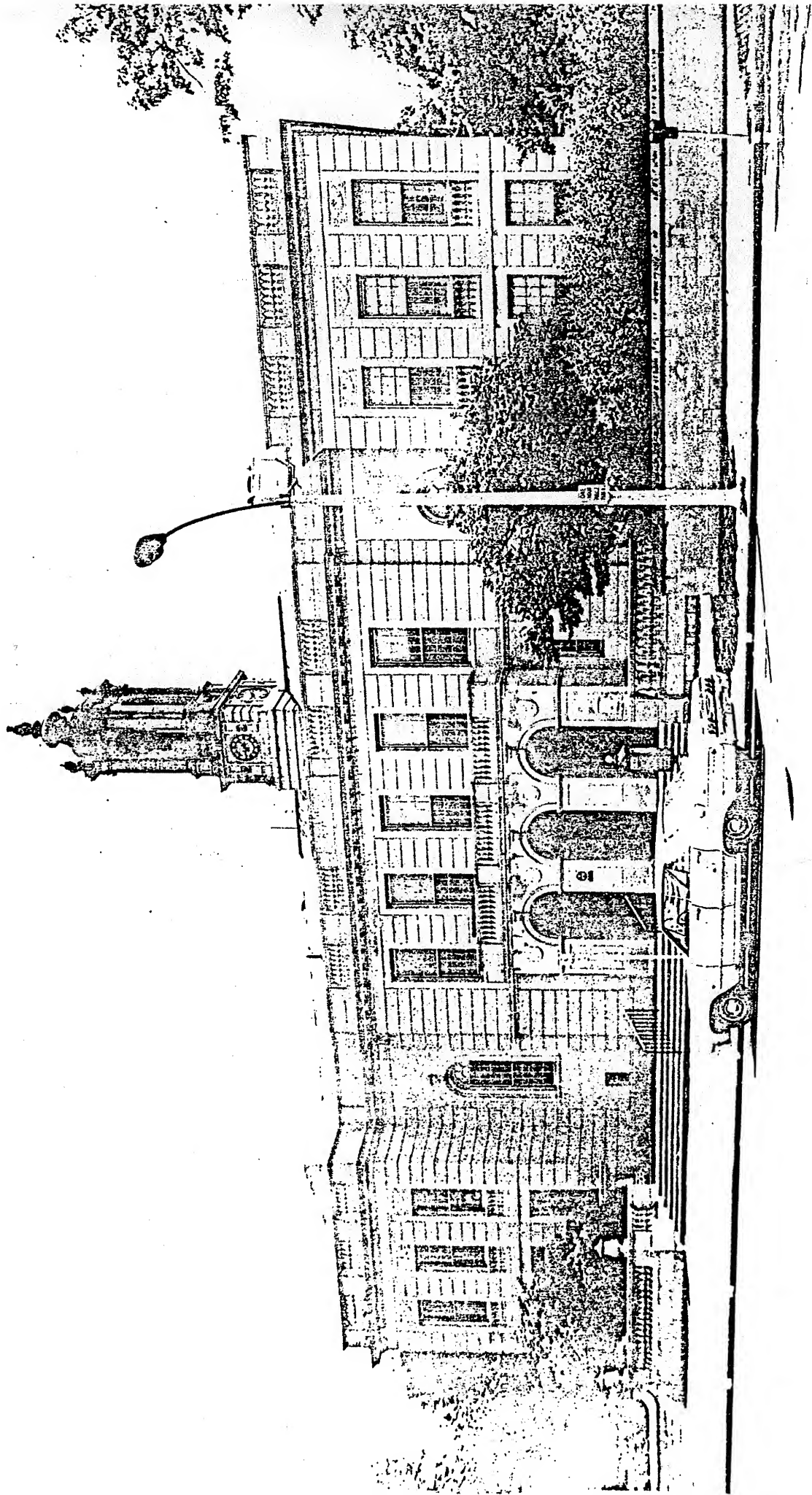
GPO 932-009

Form 10-301
(July 1968)

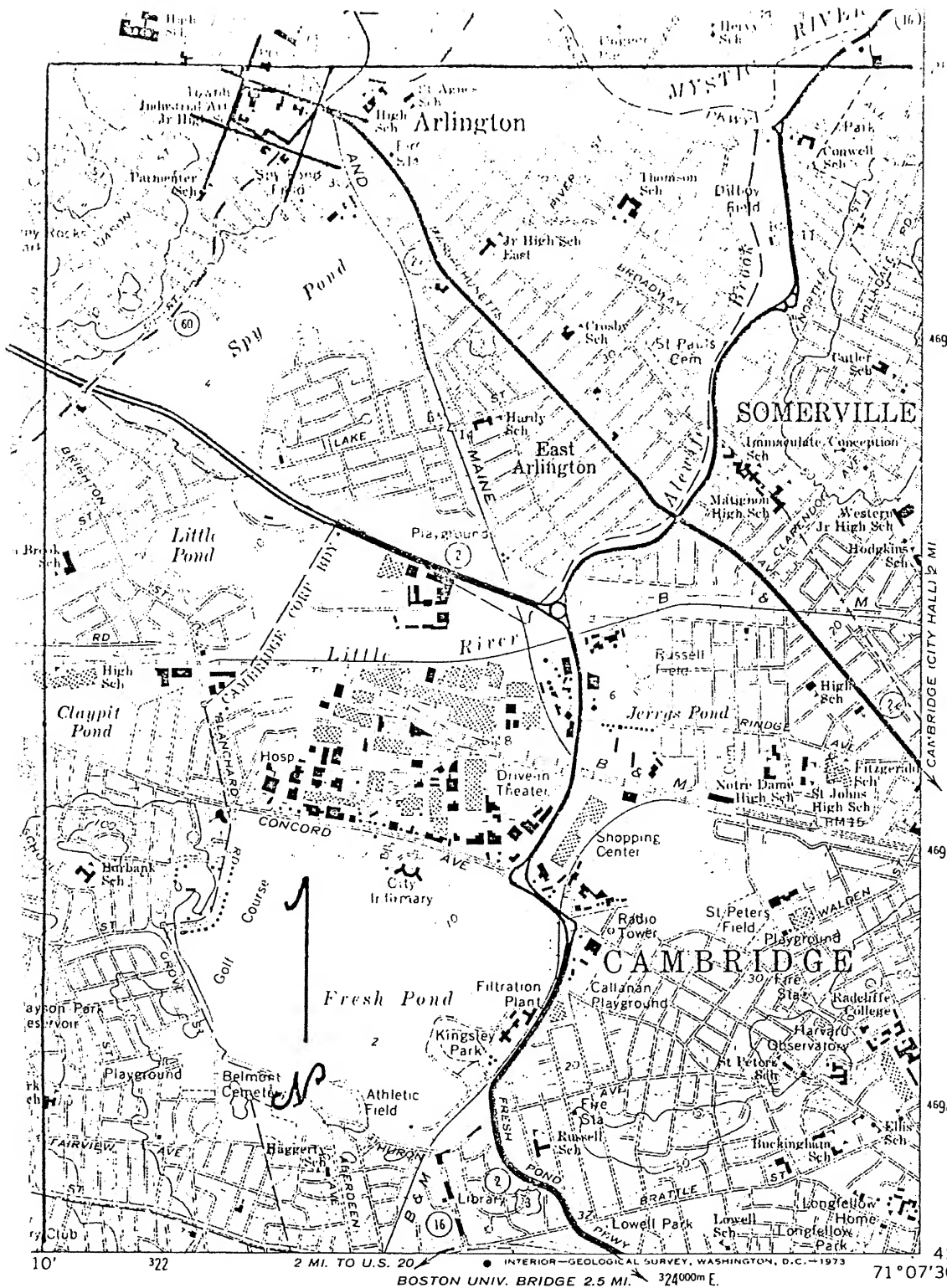
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM
(Type all entries - attach to or enclose with map)

1. NAME		
COMMON	AND/OR HISTORIC	NUMERIC CODE (Assigned by NPS)
Arlington Town Center District		
2. LOCATION		
STATE	COUNTY	TOWN
Massachusetts	Middlesex	Arlington
STREET AND NUMBER		
Area bounded by Massachusetts Ave. (north), Pleasant St. (east), Maple St. (south), and Academy St. (west)		
3. MAP REFERENCE		
SOURCE	DATE	SCALE
U. S. G. S. Lexington Quadrant	1971	1:24,000

REQUIREMENTS: PROPERTY BOUNDARIES, WHERE REQUIRED, AND NORTH ARROW.



View of Robbins Memorial Town Hall from the north (across Massachusetts Ave.)
(Photocopy from an original photograph by Edward Jacoby, 1972)



ARLINGTON
TOWN CENTER DISTRICT

ARLINGTON

4697	LAT.	NW	42	24'	58"
		NE	42	24'	55"
		SE	42	24'	49"
		SW	42	24'	52"

	LONG.	NW	71	09'	26"
		NE	71	09'	13"
		SE	71	09'	16"
		SW	71	09'	29"

ROAD CLASSIFICATION

Primary highway hard surface	—————	Light-duty road, hard or improved surface	—————
Secondary highway, hard surface	—————	Unimproved road	-----
○ Interstate Route	○ U S Route	○ State Route	

LEXINGTON, MASS.

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
 80 Boylston Street, Boston, MA 02116

Form numbers in this area	Area letter
See continuation sheet	A



wn Arlington, Massachusetts

me of area (if any) Town Center

Historic District

neral date or period 1740-1940

indicating properties within it.
 entory forms have been completed.
) and indicate north. (Attach a
 at)



Acreage: approximately 78 acres

Lexington Quadrangle

UTM References:

- A. 19/323220/4697700
- B. 19/322400/4698300
- C. 19/322040/4697660
- D. 19/322140/4697340

See attached maps.

Recorded by Betsy Friedberg

Organization Mass. Historical Commission

Date June, 1985

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:	Form No:
Arlington, Massachusetts	A
Property Name: Town Center Historic District 1	

Indicate each item on inventory form which is being continued below.

ARCHITECTURAL SIGNIFICANCE

The proposed Town Center Historic District, which covers approximately 78 acres, includes a variety of property types, such as; early 19th century farmhouses and cottages, mid-19th century mill workers' housing north of Massachusetts Avenue; elite Victorian residential structures in the Jason Street/Pleasant Street neighborhood; and late 19th-early 20th century commercial and municipal buildings along the spine of the district, Massachusetts Avenue. Several prominent examples of each type will be discussed in the following paragraphs, as will examples of ecclesiastical buildings in the district.

EARLY 19TH CENTURY RESIDENCES

The James Swan House, 159 Pleasant Street (1813, #371), is believed to be the only early 19th century structure on Pleasant Street still standing on its original foundation. The five-bay building with narrow corner and fascia boards and two rear chimneys has received little alteration except for an enclosed clapboarded entry porch that is probably a late 19th century addition.

The Chase Wellington House, 14 Maple Street (ca. 1842, #325), is one of the few Gothic Revival cottages in Arlington, and the most finely detailed example of the style in the town. The house is 1 1/2 stories in height, with an irregular plan. Elaborately carved vergeboards and a turned king post face both the steeply pitched front gable and four side dormers. Though 20th century replacements, they reproduce exactly the gable ornamentation visible in a ca. 1865 photograph. Rusticated clapboards sheathe the building; a pair of lancet window centered in the gable are united by elaborate Gothicized tracery and a quatrefoil. Gothic details also adorn the entryway's sidelights. The building was moved from Pleasant Street around the corner to its present Maple Street location in 1866.

WORKERS HOUSING

North of the town center's business district lies a neighborhood of simple workers' housing. The buildings were constructed in the mid-19th century for the people who worked in Arlington's mills, located on Mill Brook west of the Town Center District. Bounded by Massachusetts Avenue on the south and Mill Brook on the north, the neighborhood is an enclave of small, densely set frame buildings, all vernacular expressions of Federal, Greek Revival, and Italianate styles. Although many of the buildings have been resided, the neighborhood still retains its mid-19th century scale and setting, as well as its unobstructed view across a now-dry millpond.

Continued

Sample to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Arlington, Massachusetts	Form No: A
Property Name: Town Center Historic District 2	

Indicate each item on inventory form which is being continued below.

Examples of notable building in the neighborhood include the Nicholas Blaisdell House, 10 Central Street (1849, #445), the J. C. Blanchard House, 16 Central Street (1846, #446), and the Edward Storer House, 18-20 Central Street (ca. 1846, #447), all vernacular examples of the Greek Revival style. The Blanchard House, a five-bay 1 1/2 story cottage has a fine entry hood with scrolled brackets and drop pendants. Number 24 Central Street (ca. 1860, #443) is a large, two-story, three-bay Italianate-style building with dentilated cornice and a bracketed entry hood. Number 6 Central Street (ca. 1875, #443) is the former Kimball Family stable. In 1912, the building was converted into a residence. It is simple, three-bay structure with a mansard roof.

ELITE RESIDENCES

A popular neighborhood for Arlington's more well-to-do commuters in the second half of the 19th century was centered around Pleasant Street, just south of the town center. Many of these small estates possessed a picturesque beauty that represented the successful marriage of natural features and the built environment. Among the area's attractions were its "rocky, rough huckleberry pastures," ravines, woodlands, and to the east, Spy Pond. The residents improved upon the work of nature by laying out winding drives lined with maple trees and cultivating broad, sloping lawns and heavily planted flowerbeds. The Pleasant Street neighborhood evidences a wide range of Victorian styles. Constructed primarily of wood, these buildings reflect the talent of local carpenter-builders as well as that of fashionable Boston architectural firms. No matter what style was chosen, sufficient room had to be provided to accommodate large families and social functions.

At 41 Academy Street (#202), the Reverend Samuel Abbott Smith built a roomy Gothic Revival style cottage in 1850. Rev. Smith was minister of the First Parish Church in the town center, as well as an amateur historian. His son, named Samuel, lived in the house in the late 19th century and commuted into Boston. The building is adorned with handsome saw-cut barge boards and has a post-and-beam entrance porch. The house sits on an oversized lot, elevated over the street, and a rubblestone retaining wall, punctuated by granite posts at the driveway's entrance, fronts the lot. Stands of fir and hemlock trees are remnants of a mid-19th century planting scheme.

The Burrage-Hoyt House, 21 Oak Knoll (ca. 1850, #333), is a distinguished Italianate villa with gabled central pavilion, with hooded entrance and round-head windows. Ornamentation includes bracketed window sills and

Continued

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Arlington, Massachusetts	Form No: A
Property Name: Town Center Historic District 3	

Indicate each item on inventory form which is being continued below.

cornices, scroll-sawn paired brackets supporting broad overhanging eaves, and a dentilated frieze. It is among the best examples of the Italianate style in Arlington. Among its owners was A. D. Hoyt, who at various times until his death in 1909 served as Arlington's assessor, water commissioner, and postmaster. The house was moved to its present location from nearby Pleasant Street in 1911, during accelerated subdivision of the area.

At 48 Irving Street (#287) stands a well-detailed Second Empire-style cottage built ca. 1870. Essentially a 1 1/2 story cube with an entrance tower, the house has a steep mansard roof and projecting dormers. Stick style panels, projecting bays, and a pattern of hexagonal and rectangular shingles enliven the facade, as does a punchwork and spindled porch. The building served originally as a caretaker's cottage for the Gray Estate (no longer extant) and, until the estate was subdivided in 1898, stood in rustic isolation at the southern edge of the town center.

Among the imposing homes built on Pleasant Street are the Queen Anne-style dwellings at #87 (1887), built for John Q.A. Brackett when he was lieutenant governor of the Commonwealth, and #108 (1893, #365), home by Charles Devereaux, owner of a Boston wholesale liquor concern. At 105 Pleasant, the Charles Symmes Parker House (ca. 1884, #364) is another Queen Anne-style mansion, with Stick Style elements in its decorations. Parker was the first publisher of the Arlington Advocate, as well as the town's most noted historian.

The area's development as a haven for upper middle class commuters continued into the twentieth century. In 1903, the William S. Wood House (#293) was built at 27 Jason Street. A finely detailed and extremely well-preserved Colonial Revival-style building, with semi-circular entrance porch, urn-adorned balustrade, and paired Corinthian columns, it was the home of Arlington's leading ice-tool manufacturer, William S. Wood. At 24 Irving (1901, #285), the John H. Hardy, Jr. House was the home of a Faneuil Hall provisions dealer. The house is a well-executed Shingle style cottage, with hipped roof dormer and balcony tucked into the slope of the shed roof.

APARTMENT BUILDINGS

Apartment buildings were constructed in the district during the early 20th century, representative of the town's increasingly urban character. The following, all finely crafted examples, were deliberately sited close to major transportation routes through the districts. Number 15A Jason Street (ca. 1900, #290) is essentially two three-family dwellings joined by a midsection.

Continued

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Arlington, Massachusetts	Form No: A
Property Name: Town Center Historic District 4	

Indicate each item on inventory form which is being continued below.

In the Colonial Revival style, it is adorned with academically correct classical detailing and has highly symmetrical proportions. At 135 Pleasant Street, The Irvington (1906, #368) is a Tudor Revival-style brick and stucco block set close to the street. Four stories tall and U-shaped in plan, the Irvington dominates this part of Pleasant Street. It features narrow bays and a stepped parapet; corbelled chimneys project from a flat roof, while quoins frame the facade. The Spanish Oaks Apartments, at 3-11 Lakeview (1912, #317), is a stucco-walled apartment complex with red-tile hipped roof. A low stucco wall, punctuated with tile-roofed entry gates, surrounds the complex. The two-story U-shaped complex is a fine example of the Mission Style, unusual for Arlington.

COMMERCIAL CENTER

Almost of the town center's contributing commercial and municipal structures date from the late 19th and early 20th centuries, a period when suburbanization was at its peak. Well-built masonry and brick commercial blocks in the Colonial Revival and Renaissance Revival styles replaced earlier brick and frame buildings and the town was active in constructing new fire stations, schools, libraries, and other public facilities to meet the community's growing needs.

The Center School, 20 Academy Street (1894, #195), was the design of the Boston architectural firm of Hartwell and Richardson and is a distinguished structure that exhibits elements of the Victorian Romanesque and Chateausque styles. A mansard roof punctuated by multiple dormers tops the large building, whose well-lit, U-shaped plan was designed to provide the most healthful environment for its students. The entrance is framed by a stone arch embellished with carvings, and panels of glazed orange brick adorn the dark brick facade. The building is presently being converted into residential units.

At the eastern edge of the district, the Fowle Block, 444-446 Massachusetts Avenue (1896, #522) is a well-detailed two-story Renaissance Revival-style building. The pale brick structure has a flat roof with broad overhanging eaves, four symmetrically placed medallions adorning the cornice, and a centrally placed round-arched window with brick surround. Its present occupant, Shattuck's Hardware, moved into the building in 1936, and the store's silver-on-black lettering above the doorway is an example of the moderne style popular at the time.

Continued

Sample to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Arlington, Massachusetts	Form No: A
Property Name: Town Center Historic District 5	

Indicate each item on inventory form which is being continued below.

Adjacent to the Fowle Block, the former Arlington Center Garage at 450-456 Massachusetts Avenue (1909, #523) is Arlington's first such enterprise. Colonial Revival in sensibility, with stepped brick gable and circular medallion, the showrooms's interior included a turntable and elevator to move automobiles between the main floor's display area and the service garage below.

In the center of the commercial area stand two adjoining buildings now known collectively as the Associates Block, 659-663 and 665-671 Massachusetts Avenue (1900, #524; 1905, #525). Together, the two are fine examples of the Renaissance Revival style. The earlier building, four stories tall, is built of pale brick with sandstone trim. Its flat roof with decorated cornice, small rectangular top-story windows set off by a belt course, and round-arched windows on the second story are all elements of the Renaissance Revival style. The building was financed by a group of Arlington businessmen who called themselves the "21 Associates."

In 1905, a long, low building was erected beside the original Associates Block. Similar in material and styling, this new building was only two stories tall, and its round-arched windows were surmounted by a prominent dentilated cornice and flat roof.

Across from the Associates Block are two of Arlington's finest municipal buildings, Robbins Library, 700 Massachusetts Avenue (1892, #528) and Robbins Memorial Town Hall, 730 Massachusetts Avenue (1912, #529). The former building was said to be modeled after the Cancelleria Palace in Rome and was designed by the firm of Cabot, Everett, and Mead. It was built of Ohio sandstone ashlar and has an abundance of well-executed ornamental detail. The monumental scale of the building is evidenced in the six arched windows, incorporating three stories, and the limestone-and-marble central portal. Inside the library is a grand central rotunda.

Robbins Memorial Town Hall, the work of architect R. Clipston Sturgis, complements the earlier building with its Classical Revival styling and sandstone materials. The three-bay facade, consisting of a central pavilion with projecting arcaded entrance porch and two end projecting pavilions, is accentuated through the use of rusticated limestone and ashlar panels. A balustrade tops both the entrance porch and the roof cornice, while centered on the gable roof is an ornate cupola, capped with a pineapple.

Also noteworthy are the Memorial Gardens surrounding the library and town hall. Originally the design of R. Clipston Sturgis, the gardens were redesigned in 1939 by Olmstead Associates. Flowering trees and bushes flank

Continued

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:	Form No:
Arlington, Massachusetts	A
Property Name: Town Center	
Historic District 6	

Indicate each item on inventory form which is being continued below.

winding brick paths, a circular fountain, and a pool. The grounds contain several pieces by local sculptor Cyrus E. Dallin, including a kneeling Menotomy Indian and a flagpole surrounded by four figures.

The district is anchored at its eastern end by the Central Fire Station, 1 Monument Park (1926, #518). The fire station's unusual octagonal design takes advantage of its location at the juncture of several streets; its many doors make egress possible in every direction. The station is Georgian Revival in style and is built of red brick with stone trim. A tall brick tower for drying hoses ensures that the fire station is a prominent landmark in the town center. Its architect, George Ernest Robinson, also designed the Highland Hose House, 1007 Massachusetts Avenue (1928, #536).

ECCLESIASTICAL BUILDINGS

Among the district's ecclesiastical structures are the first St. John's Episcopal Church, 22 Academy Street ((1877, #196), a handsome but modest example of the Stick Style; the second St. John's Episcopal Church, 74 Pleasant Street (1934, #360), a far more ornate and imposing structure designed in the Gothic Revival-style, the Pleasant Street Congregational Church a finely-detailed Greek Revival building; and the Greek Orthodox Church, formerly the Universalist Church, at 735 Massachusetts Avenue (1841; NR 1983). The latter was built in Greek Revival style but renovated by its pastor/architect, Rev. Thomas W. Silloway, in the Romanesque Revival style ca. 1860. Its ornate, three-stage tower and two-stage projecting frontispiece date to that period.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Arlington, Massachusetts	Form No: A
Property Name: Town Center Historic District 7	

Indicate each item on inventory form which is being continued below.

HISTORICAL SIGNIFICANCE

The Town Center Historic District embodies the broad scope of Arlington's development--first, a sparsely populated 18th century rural community, with small nucleus, located on the route from the west into Boston; second, in the early 19th century, as a milling village with both small mills and associated housing clustered along the Mill Brook close by the village center; third, with the introduction of train service in the mid 19th century and, as an increasingly popular accessible middle/upper class "bedroom" suburb for nearby Boston. The district includes 216 properties, 183 of which contribute to its significance.

The Town Center includes commercial, civic, ecclesiastical, and residential buildings, and has served as the home of working class and more prosperous citizens alike. The earliest building in the district is the Jason Russell House, Jason Street (NR 1974, #493), a simple five-bay Georgian residence dating to 1740. It stands beside the Old Burying Ground. The majority of the district's residences, however, are of mid-19th century construction or later. At the intersection of Pleasant Street and Massachusetts Avenue in the very heart of the district is the Old Burying Ground, Menotomy's first cemetery. The earliest interment dates to ca. 1735. Among those buried here are British soldiers, townspeople, and Menotomy Minutemen slain on April 19, 1775, during a skirmish as the British marched to Lexington. Affluent commuters built large homes on streets running south of the district's commercial center in the second half of the 19th century. Many of Arlington's most prominent citizens lived in this area. Of Arlington's mill industry, a visible reminder is the densely-set neighborhood of mid-19th century vernacular residences north of the commercial center.

While none of the mid-19th century commercial structures remain in the district, the Town Center includes a number of well-preserved late 19th and early 20th century commercial buildings, as well as several finely-designed civic structures of ca. 1900 and later. The Town Center Historic District attests to Arlington's growing prosperity and its development as a haven for commuters.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Arlington, Massachusetts	Form No: A
Property Name: Town Center Historic District 8	

Indicate each item on inventory form which is being continued below.

VERBAL BOUNDARY JUSTIFICATION

The boundaries of the Town Center Historic District were drawn to include a contiguous grouping of commercial, civic, and residential structures reflective of Arlington's development patterns from the mid 18th to the mid 20th century, during which the town evolved from an agricultural community into a suburb for Boston commuters. These structures are distinctive for their visual and architectural integrity and together form a cohesive unit.

The district hinges on the major intersection of Massachusetts Avenue (formerly the road to Concord) and Pleasant Street (formerly the road to Watertown), historically Arlington's political and residential core. Native trails along these routes were replaced in the 18th century with Arlington's first roadways. A Colonial-period burying ground and several Georgian and Federal-period houses are the only remnants of early settlement in the town center. As a whole, the district as it is herein defined represents three centuries of active use, as the town center continues religious, and residential structures, historically a part of the town center, continued to be built into the 20th century, and the proposed district reflects that multiple layering of age and use.

The central business district, running east/west along Massachusetts Avenues, forms the spine of the district. It includes a number of turn-of-the-century commercial blocks, as well as the town hall, library, churches, and other civic structures. The cemetery at the intersection of Massachusetts Avenue and Pleasant Street and a ca. 1740 dwelling (the Jason Russell House, 7 Jason Street) are historic remnants of the town's colonial-period origins. The Central Fire Station (1926) on the eastern end of the district is an imposing visual anchor, while several mid 19th century structures begin to far outweigh more historically significant properties.

The late 19th and early 20th century houses south of Massachusetts Avenue (along Pleasant, Academy, and Jason Streets and the cross streets linking them) are for the most part large, well-preserved examples of popular Victorian styles. Fine proportions and a well-landscaped setting distinguishes this neighborhood of comfortable dwellings, home to both those who worked in the nearby central business district and those who commuted down Massachusetts Avenue into Boston. Boundaries in this southern portion of the district--particularly along Pleasant and Gray Streets--were drawn to include as many contributing properties as possible while excluding several houses that constitute mid 20th century infill.

Continued

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Arlington, Massachusetts	Form No: A
Property Name:	Town Center Historic District 9

Indicate each item on inventory form which is being continued below.

Bounding the business district to the north is a small, densely built neighborhood of mid 19th century worker's housing whose development is directly linked to that of the town center as a whole as well as to the Mill Brook, a waterway that bisects the town and that flows north of the nominated district. Saw and grist mills along Mill Brook fueled Arlington's economy in the 18th and 19th centuries, and the modest houses directly north of Massachusetts Avenue and the business district are among the only remnants of this now-vanished industrialization.

The Town Center Historic District boundaries are shown on the accompanying town map, entitled Precinct and Street Inventory Map of the Town of Arlington and drawn to a scale of 1"=600'. Supplementing this townwide map are a series of Town Engineers Block Plan Maps illustrating all properties within the district boundaries.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Arlington, Massachusetts	Form No: A
Property Name: Town Center Historic District 10	

Indicate each item on inventory form which is being continued below.

CRITERIA FOR EVALUATION

The Town Center Historic District, an area that includes upper-class residences and workers' housing, as well as the town's central business district, retains integrity of location, design, setting, materials, feeling, and workmanship. The district is significant both as a representation of mid-late 19th and early 20th century suburban residential and commercial development, and for its large concentration of well-designed and well-preserved residential, civic and commercial buildings of the same period. The district thus fulfills criteria A and C of the National Register of Historic Places.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Arlington, Massachusetts	Form No: A
Property Name: Town Center Historic District 11	

Indicate each item on inventory form which is being continued below.

MHC INVENTORIED FORMS FOR PROPERTIES IN THE DISTRICT

194-204; 269-272; 274A; 285-292; 292A; 293-299; 301-302;
317; 325-329; 333; 357; 359-360; 360A; 361-365; 365A;
366-372; 382-383; 393; 402-405; 443-458; 518; 522-525;
527; 529-530; 531A; 532; 600-603; 605-606.

DISTRICT DATA SHEET

5.

Town Center Historic District
Area A
Criteria A,B,C

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	n/a=not applicable	NC=noncontributing	<u>DATE OF CONSTRUCTION</u>		<u>STYLE</u>
n/a	Winn's Express Barn	5, 7 Academy Street			ca. 1850 (altered extensively ca. 1975)		NC
n/a		9, 9A Academy Street			ca. 1920		Colonial Revival
195		11, 11A Academy Street			ca. 1920		Colonial Revival
n/a		13 Academy Street			ca. 1850		Italianate (with 20th century porch)
194	Masonic Temple	19 Academy Street			1923		Neoclassical
195	Central School	20 Academy Street			1894		Richardsonian Romanesque
196	St. John's Episcopal Church (now Friends of the Drama)	22 Academy Street			1877		Stick Style
197	The Rev. Lord House	23 Academy Street			ca. 1860		Second Empire
198	Warren A. Pierce House	24 Academy Street			ca. 1870		Second Empire
199	The Rev. Francis Horton House	26 Academy Street			1843		Greek Revival
n/a		26A Academy Street			ca. 1920		Georgian Revival
200	Edward T. Hornblower House	28 Academy Street			ca. 1885		Shingle Style

DISTRICT DATA SHEET

6.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
201	Benjamin Locke House	29 Academy Street	ca. 1860	Italianate
n/a		32 Academy Street	mid 20th century	NC
n/a		33 Academy Street	1890	Georgian Revival
n/a		34 Academy Street	mid 20th century	NC
n/a		35 Academy Street	ca. 1895	Shingle Style
n/a		36, 36A Academy Street	ca. 1890	Colonial Revival/ Shingle Style
n/a		38 Academy Street	ca. 1860	Italianate
202	Rev. Samuel Abbott Smith House	41 Academy Street	ca. 1850	Gothic Revival/ Italianate
n/a		42 Academy Street	mid 20th century	NC
203	D. P. Green House	44 Academy Street	ca. 1875	Second Empire
n/a		48 Academy Street	ca. 1910	Georgian Revival
n/a		49 Academy Street	ca. 1905	Queen Anne/Craftsman
n/a		50 Academy Street	ca. 1900	Colonial Revival
n/a		51 Academy Street	ca. 1905	Craftsman
n/a		53 Academy Street	ca. 1900	Craftsman

DISTRICT DATA SHEET

7.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		54 Academy Street	ca. 1910	Colonial Revival
204		55 Academy Street	ca. 1860	Italianate
n/a		295-299 Broadway	ca. 1920	Colonial Revival
n/a		301-309 Broadway	ca. 1920	Moderne
n/a		311-321 Broadway	mid 20th c.	NC
n/a		323-329 Broadway	ca. 1920	Classical Revival
443	Kimball Stable	6 Central Street	ca. 1875	Second Empire
n/a	Arlington Police Hqtrs.	7 Central Street	1927	Georgian Revival
444		8 Central Street	1908	Victorian Vernacular
445	Nicholas Blaisdell House	10 Central Street	1846	Greek Revival
446	J. C. Blanchard House	16 Central Street	ca. 1846	Greek Revival
447	Edward Storer House	18-20 Central Street	ca. 1846	Greek Revival
448	Moses C. Trask House	21-23 Central Street	1853	Greek Revival
449		24 Central Street	ca. 1860	Italianate
n/a		25-27 Central Street	ca. 1850	Victorian Italianate
450		28-32 Central Street	early 19th century	Federal

DISTRICT DATA SHEET

8.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
451		31 Central Street	ca. 1850	Greek Revival
452		35 Central Street	ca. 1850	Greek Revival
453		9 Court Street	ca. 1825-1850	Federal/Greek Revival
454	U.S. Post Office	10-14 Court Street	1936	Georgian Revival
n/a		11 Court Street	third quarter, 19th century	Italianate
455		15 Court Street	third quarter, 19th century	Second Empire
456		17-19 Court Street	third quarter, 19th century	Italianate
457		23-25 Court Street	second quarter, 19th century	Greek Revival
n/a		2,4,6 Court Street Place	ca. 1900	Colonial Revival three-decker
n/a		8 Court Street Place	mid 20th century	NC
458		9, 7 Court Street Place	1907	NeoItalianate
n/a		12 Court Street Place	ca. 1850	Greek Revival
269	J. Swan Brown House	8 Gray Street	ca. 1870	Frame Utilitarian
n/a		12 Gray Street	mid 20th century	NC

DISTRICT DATA SHEET

9.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		16 Gray Street	ca. 1870	Italianate/Victorian
n/a		17 Gray Street	mid 20th century	NC
n/a		20-22 Gray Street	ca. 1880	Colonial Revival
n/a		21 Gray Street	mid 20th century	NC
n/a		24 Gray Street	ca. 1895	Shingle Style
n/a		29 Gray Street	ca. 1910	Colonial Revival
270	Louis Reycroft House	33 Gray Street	ca. 1895	Shingle Style/Col. Revival
n/a		34 Gray Street	ca. 1900	Georgian Revival
271		38 Gray Street	ca. 1900	Colonial Rev./Shingle Style
n/a		44 Gray Street	ca. 1910	Georgian Revival
285	John H. Hardy, Jr., House	24 Irving Street	1901	Shingle Style
286		40 Irving Street	ca. 1850	Second Empire
n/a		47 Irving Street	ca. 1910	Colonial Empire
287		48 Irving Street	ca. 1870	Second Empire
n/a		51, 53 Irving Street	ca. 1890	Shingle Style/Col. Revival
288	W. G. Rolfe House	54 Irving Street	1899	Colonial Revival

DISTRICT DATA SHEET

10.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
289	Gardner Cushman House	72 Irving Street	ca. 1895	Colonial Revival
493	Jason Russell House	7 Jason Street	ca. 1740 (NR 1974)	Georgian
n/a		6 Jason Street	mid 20th century	NC
n/a		10 Jason Street	ca. 1870	Italianate/Col. Revival
n/a		11, 11A Jason Street	ca. 1910	Col. Revival/Shingle Style
n/a		12 Jason Street	ca. 1890	Queen Anne
n/a		14 Jason Street	ca. 1890	Craftsman/Colonial Revival
290		15, 15A Jason Street	ca. 1900	Colonial Revival
n/a		16 Jason Street	ca. 1890	Colonial Revival
n/a		17 Jason Street	ca. 1895	Craftsman
291	Lydia Teel Tappan House	19-21 Jason Street	ca. 1886	Queen Anne
n/a		20 Jason Street	ca. 1900	Georgian Revival
292		23 Jason Street	ca. 1895	Colonial Revival
n/a		24 Jason Street	ca. 1880	Queen Anne
292A	Lorenzo H. Dupee House	26-28 Jason Street	1896	Shingle Style

DISTRICT DATA SHEET

11.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
293	William S. Wood House	27 Jason Street	1903	Colonial Revival
294		31 Jason Street	ca. 1880	Colonial Revival
n/a		30, 32 Jason Street	ca. 1890	Colonial Revival
n/a		34 Jason Street	ca. 1890	Colonial Revival
n/a		35 Jason Street	ca. 1895	Queen Anne
n/a		36 Jason Street	ca. 1895	Shingle Style
n/a		37, 39 Jason Street	ca. 1895	Queen Anne
n/a		40 Jason Street	ca. 1910	Colonial Revival
295		41 Jason Street	ca. 1870	Colonial Revival
n/a		44 Jason Street	ca. 1935	NC
n/a		45 Jason Street	ca. 1890	Queen Anne
296	N. L. MacKay House	46 Jason Street	ca. 1895	Shingle Style
n/a		50 Jason Street	ca. 1895	Shingle Style
n/a		51 Jason Street	ca. 1870	Italianate
n/a		54 Jason Street	mid 20th century	NC
297		55 Jason Street	ca. 1900	Georgian Revival

DISTRICT DATA SHEET

12.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
298	Thomas E. Holway House	56 Jason Street	1894	Shingle Style
299	Wendell P. Yerrington House	59 Jason Street	ca. 1895	Shingle Style
n/a		78 Jason Street	ca. 1885	Colonial Revival
n/a		84 Jason Street	ca. 1895	Colonial Revival
301	Louis Brine House	90 Jason Street	1911	Colonial Revival
302	Frank D. Sawyer House	96 Jason Street	ca. 1896	Colonial Revival
n/a		5-7 Jason Terrace	ca. 1900	Colonial Revival
317		3-11 Lakeview Street	1912	Spanish Mission
n/a		14 Maple Street	ca. 1890	Craftsman
n/a		15 Maple Street	ca. 1880	Queen Anne
325	Chase-Wellington House	16-18 Maple Street	ca. 1842	Gothic Revival
326	Myron Taylor House	19 Maple Street	ca. 1870	Second Empire
n/a		20 Maple Street	ca. 1905	Georgian Revival/Craftsman
n/a		21 Maple Street	ca. 1880	Second Empire
327	George Croome House	23 Maple Street	ca. 1870	Second Empire
328		24 Maple Street	ca. 1885	Queen Anne

DISTRICT DATA SHEET

13.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		26 Maple Street	ca. 1885	Queen Anne
329	J. Colman House	23 Maple Street	ca. 1900	Queen Anne
n/a		418 Massachusetts Avenue	ca. 1890	Queen Anne
521	Gershon Whittemore Building	432-436 Massachusetts Avenue	ca. 1840	Greek Revival
522	Fowle Block	444-446 Massachusetts Avenue	1896	Renaissance Revival
523	Arlington Center Garage	448-452 Massachusetts Avenue	1909	Colonial Revival
n/a		449-455 Massachusetts Avenue		NC
n/a		454-478 Massachusetts Avenue	ca. 1920	Tudor Revival
n/a	Central Trust Building	457-463 Massachusetts Avenue	early 20th century	Classical Revival
n/a		465-471 Massachusetts Avenue	mid 20th century	NC
n/a		473-477 Massachusetts Avenue	mid 20th century	NC
n/a	Finance Block	479-493 Massachusetts Avenue	early 20th century	Classical Revival
n/a		600 Massachusetts Avenue	ca. 1960	NC
n/a	Arlington Five Cent Savings Bank	622-626 Massachusetts Avenue	1890	Neoclassical
n/a	First Parish Universalist Unitarian Church	630 Massachusetts Avenue	ca. 1976 with ca. 1958 ell	NC

DISTRICT DATA SHEET

14.

Town Center Historic District, continued.

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		633-641 Massachusetts Avenue	ca. 1920	NC
n/a		645-651 Massachusetts Avenue	ca. 1960	NC
n/a	Baybank/Harvard Trust	655 Massachusetts Avenue	ca. 1920	Georgian Revival
524	Associates Block	659-663 Massachusetts Avenue	1901	Renaissance Revival
525	Associates Block	665-671 Massachusetts Avenue	1905	Renaissance Revival
526	Whittemore-Robbins House	670-672 Massachusetts Avenue	ca. 1795 (with mid 19th c. alterations (NR 1974)	Federal/Italianate
n/a		673-683 Massachusetts Avenue		
n/a		685-693 Massachusetts Avenue		
527	Arlington Cooperative Bank	699 Massachusetts Avenue	1935	Moderne
528	Robbins Library	680 Massachusetts Avenue	1892 (NR 1974)	Renaissance Revival
n/a		713-725 Massachusetts Avenue	mid 20th century	NC
n/a		727-733 Massachusetts Avenue	ca. 1930	Colonial Revival
529	Robbins Memorial Town Hall	730 Massachusetts Avenue	1912 (NR 1974)	Classical Revival
530	Hannah Locke House	734-736 Massachusetts Avenue	ca. 1830	Greek Revival
531	Universalist Church, now Greek Orthodox Church	735 Massachusetts Avenue	1841 (altered ca. 1860) (NR 1983)	Greek Revival/Romanesque Revival

DISTRICT DATA SHEET

15.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
532	Russell Teel House	742 Massachusetts Avenue	ca. 1830	Greek Revival
n/a		754 Massachusetts Avenue	ca. 1890	Queen Anne/Colonial Revival
n/a	Regent Theater	7-13A Medford Street	ca. 1930	Classical Revival
n/a		4-14 Medford Street	ca. 1930	Brick Vernacular
518	Central Fire Station	1 Monument Park	1926	Georgian Revival
n/a		7 Oak Knoll	ca. 1910	Bungalow
n/a		11 Oak Knoll	mid 20th century	NC
n/a		15 Oak Knoll	ca. 1860	Italianate
n/a		17 Oak Knoll	ca. 1920	Bungalow
n/a		19 Oak Knoll	mid 20th century	NC
333	Burrage-Hoyt House	21 Oak Knoll	ca. 1850	Italianate
n/a		24 Oak Knoll	ca. 1860	Second Empire
n/a		7 Pelham Terrace	ca. 1860	Italianate
n/a		11 Pelham Terrace	ca. 1860	Italianate
n/a		12 Pelham Terrace	ca. 1880	Queen Anne
n/a		14 Pelham Terrace	ca. 1860	Italianate

DISTRICT DATA SHEET

16.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		16 Pelham Terrace	1890 (with mid 20th century alterations)	NC
n/a		17 Pelham Terrace	late 19th century	Italianate/Colonial Revival
357	Edward Hornblower House	20 Pelham Terrace	ca. 1875	Stick Style
274		22 Pleasant Street	1876	Italianate
271		40-42 Pleasant Street	1892	Shingle Style
359	Jarvis House	50 Pleasant Street	ca. 1831	Late Federal
n/a		60 Pleasant Street	mid 20th century	NC
n/a		66 Pleasant Street	ca. 1915	Spanish Mission
n/a		67 Pleasant Street	mid 20th century	NC
360	St. John's Episcopal Church	74 Pleasant Street	1934	Gothic Revival
360A	Pleasant Street Congregational Church	75 Pleasant Street	1844 (NR 1983)	Greek Revival
361	Lane-Hatfield House	80 Pleasant Street	1800	Federal
362	T. Wellington House	86 Pleasant Street	1811	Federal
334	John Q. A. Brackett House	87 Pleasant Street	1888	Queen Anne
n/a		93 Pleasant Street	ca. 1890	Shingle Style

DISTRICT DATA SHEET

17.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		94 Pleasant Street	mid 20th century	NC
363	Henry F. Hornblower House	100 Pleasant Street	ca. 1890-1894	Shingle Style/ Queen Anne
364	Charles Symmes Parker House	105 Pleasant Street	ca. 1884	Queen Anne
365	Charles Devereaux House	108 Pleasant Street	1893	Queen Anne
365A	John C. Hood House	111 Pleasant Street	1911	Tudor Revival
n/a		114 Pleasant Street	mid 20th century	NC
366	John Vianno House	118 Pleasant Street	1917	Spanish Mission
367	Taft House	119 Pleasant Street	1866	Second Empire
n/a		132 Pleasant Street	mid 20th century	NC
368	The Irvington	135 Pleasant Street	1906	Tudor Revival apartment block
n/a		140 Pleasant Street	ca. 1885	Shingle Style/Richardsonian Romanesque
369	William J. Foster House	144 Pleasant Street	ca. 1885	Shingle Style/Richardsonian Romanesque
n/a		146-150 Pleasant Street	ca. 1960	NC
370	Trowbridge House	152 Pleasant Street	1854 (altered ca. 1880)	Greek Revival (with Colonial Revival/Shingle alterations)

DISTRICT DATA SHEET

18.

Town Center Historic District, continued

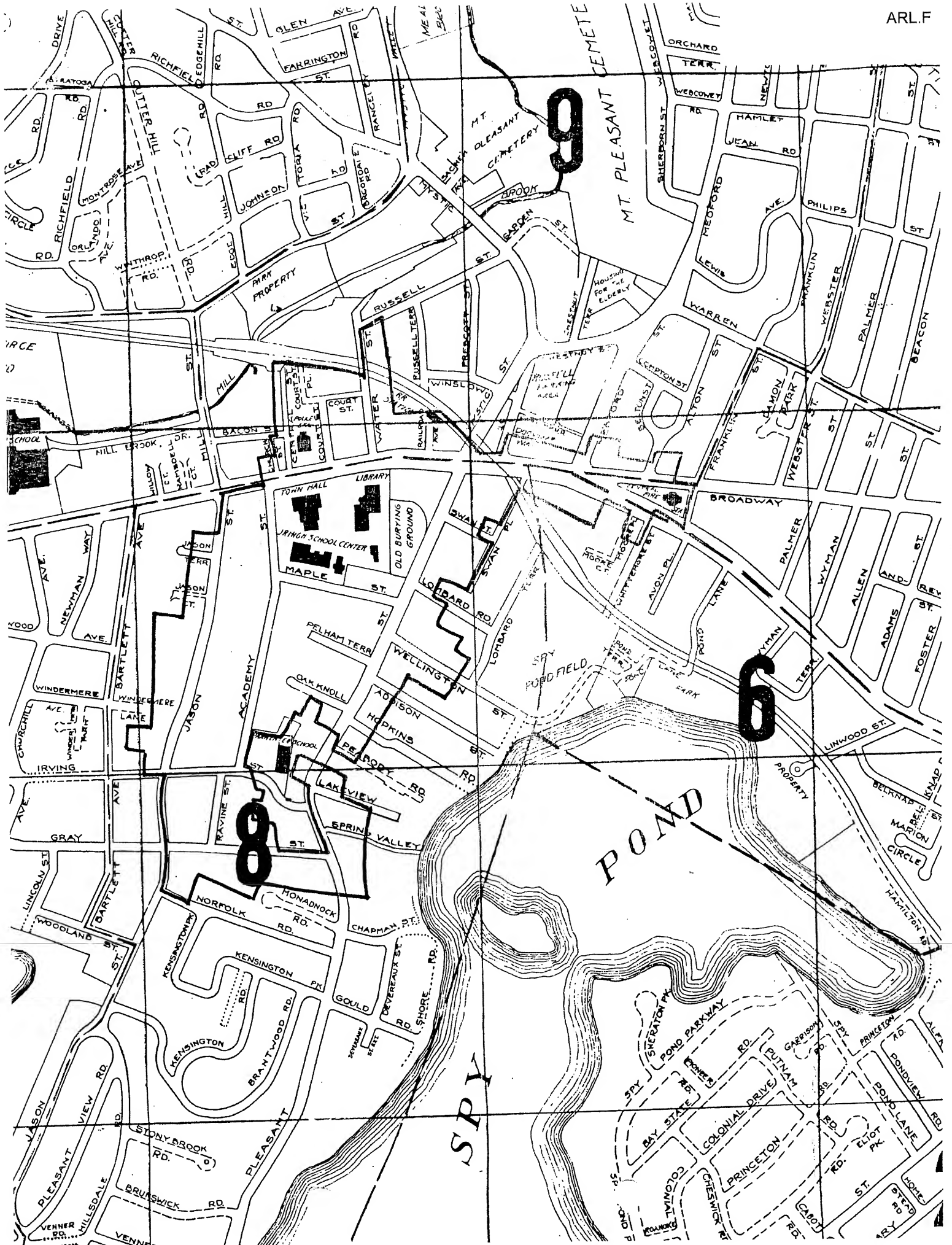
<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		156 Pleasant Street	ca. 1895 (with mid 20th century alterations)	NC
371	James Swan House	159 Pleasant Street	1813	Federal
372	Ephraim Frost House	160 Pleasant Street	1821	Federal
382	Frederick H. Veits House	8 Ravine Street	ca. 1901-1902	Shingle Style
383	Charles Woodbury House	9 Ravine Street	1885	Shingle Style
n/a		13 Ravine Street	ca. 1835 (altered ca. 1900)	Greek Revival (with Colonial Revival/ Shingle Style alterations)
272		5-7 Swan Street	ca. 1892	Queen Anne/Shingle Style
393	Jesse Buckman House	10 Swan Street	ca. 1830	Federal
n/a		13-15 Swan Street	ca. 1892	Colonial Revival
600	Ephraim Cutter House	4 Water Street	ca. 1804 (NR 1978)	Federal
601	MBTA Power Station	5 Water Street	1911	Renaissance Revival
602		6, 8 Water Street	late 19th century	Queen Anne
n/a		12 Water Street	ca. 1900	Shingle Style
603		14 Water Street	Second quarter, 19th c.	Greek Revival

DISTRICT DATA SHEET

19.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
604		18 Water Street	Second quarter, 19th c.	Federal
605		23 Water Street	Second quarter, 19th c.	Greek Revival
n/a		25 Water Street	mid 20th century	NC
606		27 Water Street	mid 19th century	Greek Revival
n/a		8 Wellington Street	ca. 1890	Queen Anne/Tudor Revival
402		11 Wellington Street	ca. 1886-1890	Queen Anne
403		14 Wellington Street	ca. 1895	Queen Anne/Shingle Style
n/a		15 Wellington Street	ca. 1890	Queen Anne
404		18 Wellington Street	1890	Queen Anne
405		19 Wellington Street	ca. 1885-1895	Queen Anne



Underside of Envelope

Respected Rakt
Director, Department of Planning and Community Development
Town of Arlington
710 Massachusetts Avenue
Arlington, Massachusetts 02476

Dear Ms. Rakt,

I am writing to you, both as a resident of Arlington for over 40 years and a board member on the Council on Aging, to voice my strong and full support of the Central School renovation plan. As you know, the Arlington multi-purpose Senior Center was designed and developed in 1984 when the former Central School was rehabilitated. The space is outdated and poorly configured for these uses and the exterior facade of the building is in need of repair and renovation.

Over 25% of Arlington's population are comprised of senior citizens. The Senior Center is a vital and critical place for our seniors to gather for emotional, social and physical support, which in turn, enhances their quality of life and promotes independence. Having been a resident for over 40 years, Arlington has always been a town that supports its senior citizens through the various programs offered at the Senior Center.

The Community Preservation Act Funds is an appropriate source of funds to support the Central School renovation project as it will be used for the preservation, rehabilitation, and restoration of land for recreational use. Please vote "yes" to apply the CPA funds to this renovation project.

Thank you,



Mary Hung
294 Gray Street
Arlington MA 02476-6120

Jennifer Raitt, Director
Planning & Community Development Department
730 Massachusetts Avenue
Arlington, MA 02476

December 9, 2018

Dear Ms. Raitt,

I am writing to strongly support a request to use Community Preservation funding to make much needed exterior repairs to Central School, as part of the Central School Renovation Project,

Living in a community with a diversity of architectural styles adds to reasons why I have chosen to call Arlington home for the last 11 years. This gorgeous old building, that I believe was built in 1894, is a lovely reminder of the grandeur of the past and deserves to receive much needed attention to bring it up to appropriate standards and see that it endures another 125 years.

It is my understanding that in addition to use by the Council on Aging, the Central Avenue School has and will continue to provide much needed meeting and event space to a multitude of town meetings and community events. Ensuring that the exterior of this historic nineteenth century building is repaired will show respect to our community elders and will benefit all residents of the town.

Sincerely,



Anne K. Brown
Arlington Council on Aging Board Member
100 Decatur Street
Arlington, MA 02474
617-365-0046
Abrown2474decatur@gmail.com

James Munsey

215 Massachusetts Ave, Unit #25 - Arlington, MA 02474
781-646-4045 dijimbob@hotmail.com

Planning and Community Development Dept.
Jennifer Raitt, Director
730 Mass Ave Annex
Arlington, MA 02476

December 7, 2018

Hello Jenny,

In my capacity as a member of the Board of the Arlington Council on Aging (COA) for 5+ years, currently the co-chair, we have had the pleasure of working with you on planning for the rehabilitation of the Senior Center. This endeavor by the Board began in earnest in 2016 and continues today. Obviously, I am in favor of any funding that fixes the many issues with the Central School building. Today I write to you in support of using Community Preservation Act funds to renovate and repair the exterior of the Senior Center property and building.

As you know, I have been one of the van drivers for the COA for over six years. In that capacity, I can tell you firsthand how important it is to repair and replace many of the challenges faced by seniors and those with disabilities trying to navigate the entry ways to that building. People with walkers and canes are of particular concern with the bricks that surround every entryway. The construction is well underway at the driveway on Maple St. Having a smooth surface for users of that building will make a tremendous difference and open it up for many people who are afraid to try to navigate those bricks.

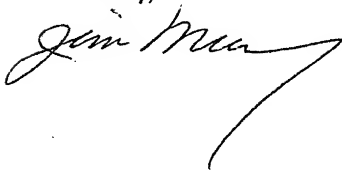
The side entry rehab with a ramp to the back parking lot for those who find stairs a challenge, as well as the new handicap parking spaces, will make it so much easier for our seniors.

Still needed are working automated doors at both the front and side entries. As you know, the side entry has very heavy, manual doors that challenge anyone to go through those doors.

While I understand that the broader building upgrades will be completed through the entire renovation project, I am very supportive of the use of CPA funds for repointing and roofing upgrades to address water infiltration and building deterioration.

The Community Preservation Act funds will help to get this part of the project done and open the building to intergenerational users – not just our seniors. I highly support your efforts in rehabbing the Senior Center!

Sincerely,



December 10, 2018

Planning and Community Development Dept.
Jennifer Raitt, Director
730 Mass. Ave Annex
Arlington, MA 02476

Dear Jennifer,

As a life-long resident of Arlington, and, a current member of the Board of Advisors for the Council on Aging in Arlington, I am pleased to support the proposed renovation of the Central School Building, and the request for Community Preservation Funds to support this project.

The proposed securing of this 100 + year old building's infra structure is sorely needed to make the building safe for all its' tenants. Specifically, the remodeling of the Council on Aging space will improve access into the building and expand the utilization of CoA's provision of programs and services. As I understand it, the renovation of the CoA space will also meet ADA code, and provide environmental features that will allow seniors who use the space greater independence and safety.

Community Preservation Act funding will kick start the much needed updating of the CoA space. So much more can be done to enhance the life of Arlington's elders with an accessible, inviting, multipurpose Senior Center.

Sincerely,

Paul Raia, PhD

Arlington Central School Renovation Arlington, MA

November 27, 2018

GRAND SUMMARY

BASE ESTIMATE		\$3,392,359

TOTAL DIRECT COST		\$3,392,359
CONTRACTOR OVERHEAD AND GR'S FEE	10%	\$339,236
INSURANCE	5%	\$186,580
P&P BOND (all trades)	1.2%	\$47,018
PERMIT	1%	\$39,652
DESIGN CONTINGENCY	0%	\$0
ESCALATION (spring 2019)	5%	\$200,242
	2%	\$84,102

TOTAL CONSTRUCTION COST		\$4,289,189
ALTERNATES:		
HEALTH & HUMAN SERVICES 2ND FLOOR (#1)		\$87,212
EXTERIOR BUILDING ENVELOPE REPAIRS:		
EXTERIOR ENTRANCE STEP REPAIR AT WEST ENTRANCE (#3A)		\$54,771
MASONRY REPOINTING ON ENTIRE EXTERIOR OF BLDG (#3B)		\$144,425
EXTERIOR ROOFING REPAIRS (#3C)		\$491,126
BASE BUILDING MEP FP:		
REPLACE BOILER PLANT (#4A)		\$125,824
REPLACE COOLING TOWER (#4B)		\$139,965
REPLACE FPE PANELS ON 2ND FLOOR (#4C)		\$21,856
REPLACE BLDG MAIN SWITCH GEAR AND FPE PANELS ON 3RD FLOOR (#4D)		\$135,791
ALTERNATE NO. 6 - NEW CHIMNEY CAP		\$126,307

PROJECT:	Arlington Central School Renovation	NO. OF SQ. FT.:	16,736
LOCATION:	Arlington, MA	COST PER SQ. FT.:	202.70
CLIENT:	Sterling Associates Inc.		
DATE:	27-Nov-18		

No.: 18069

SUMMARY	DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
DIVISION 02 - EXISTING CONDITIONS	82,591	2%	4.93
DIVISION 03 - CONCRETE	30,930	1%	1.85
DIVISION 04 - MASONRY	34,480	1%	2.06
DIVISION 05 - METALS	41,442	1%	2.48
055000 METAL FABRICATIONS	54,385	2%	3.25
DIVISION 06 - WOOD, PLASTICS & COMPOSITES	118,996	4%	7.11
DIVISION 07 - THERMAL & MOISTURE PROTECTION			
071000 DAMPPROOFING & WATERPROOFING	10,000	0%	0.60
072000 THERMAL PROTECTION	47,714	1%	2.85
073000 STEEP SLOPE ROOFING	23,240	1%	1.39
079000 JOINT PROTECTION	8,368	0%	0.50
DIVISION 08 - OPENINGS	136,065	4%	8.13
084000 ENTR., STOREFRONTS & CURTAIN WALL	54,750	2%	3.27
085000 WINDOWS	2,500	0%	0.15
DIVISION 09 - FINISHES			
092000 PLASTER & GYPSUM BOARD	224,483	7%	13.41
093000 TILING	92,107	3%	5.50
095100 ACOUSTICAL CEILINGS	24,416	1%	1.46
096400 WOOD FLOORING	43,456	1%	2.60
096500 RESILIENT FLOORING	49,951	1%	2.98
096600 STONE FLOORING	2,000	0%	0.12
096800 CARPETING	23,235	1%	1.39
099000 PAINTING & COATING	67,154	2%	4.01
DIVISION 10 - SPECIALTIES	74,835	2%	4.47
DIVISION 11 - EQUIPMENT	202,800	6%	12.12
DIVISION 14 - CONVEYING EQUIPMENT	95,500	3%	5.71
DIVISION 21 - FIRE SUPPRESSION	50,208	1%	3.00
DIVISION 22 - PLUMBING	281,995	8%	16.85
DIVISION 23 - HVAC	940,270	28%	56.18
DIVISION 26 - ELECTRICAL	546,189	16%	32.64
DIVISION 31 - EARTHWORK	7,800	0%	0.47
DIVISION 33 - UTILITIES	20,502	1%	1.23

TOTAL	3,392,359	100%	202.70

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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DIVISION 02 - EXISTING CONDITIONS

022600 HAZARDOUS MATERIAL ASSESSMENT

nic

024100 DEMOLITION

Selective Demolition:

Cut in kitchen exhaust fan (patch masonry)	1	EA	1,300.00	1,300
Cut in sgl dr opening	2	EA	275.00	550
Cut in sgl dr opening CMU	2	EA	700.00	1,400
Remove bathroom flooring & base	634	SF	5.00	3,170
Remove bathroom stall	5	EA	125.00	625
Remove casework	70	LF	25.00	1,750
Remove CMU partition	164	SF	8.00	1,312
Remove entry pier & shore	1	EA	5,000.00	5,000
Remove ext. dr - dbl	1	EA	300.00	300
Remove ext. dr - sgl	2	EA	150.00	300
Remove flooring	7,316	SF	1.25	9,145
Remove base	7,316	LF	1.00	7,316
Remove function rm ceiling	1,889	SF	2.00	3,778
Ground floor ceiling	8,298	SF	1.25	10,373
Remove int. dr - dbl	4	EA	180.00	720
Remove int dr - sgl	44	EA	90.00	3,960
Remove int partition	8,268	SF	2.25	18,603
Remove knee wall partition	84	SF	4.00	336
Remove lobby stairs	451	SF	5.00	2,255
Remove pier & soffit	252	SF	4.00	1,008
Remove plumbing fixt.	26	EA	85.00	2,210
Remove stage stairs	188	SF	7.50	1,410
Remove sliding vest door - g25	1	LS	450.00	450

Structural:

Remove Slab at New Footing:				
Saw cut slab	140	LF	8.75	1,225
Remove Slab at New Footing	273	SF	15.00	4,095

82,591

DIVISION 03 - CONCRETE

033000 CAST IN PLACE CONCRETE

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Entrance:				
Wall Footing	2	CY	500.00	1,000
Foundation Wall	4	CY	1,000.00	4,000
Slab on grade	110	SF	20.00	2,200
Rigid Insulation	220	SF	5.00	1,100
New Column Footing				
Dowel slab into existing	70	EA	48.00	3,360
Patch 4" Basement slab	273	SF	15.00	4,095
12" Column Footing	7	EA	225.00	1,575
Lift:				
Lift Pad	42	SF	50.00	2,100
Stair Pan Fill:				
Stair #5	1	LS	1,500.00	1,500
Interior East Facade Repair:				
Create drainage trough and pit	1	LS	10,000.00	10,000

				30,930

DIVISION 04 - MASONRY

042000 UNIT MASONRY

Repair New Kitchen Openings	2	EA	1,800.00	3,600
Repair Kitchen Exhaust Opening	1	EA	3,000.00	3,000
Infill opening	71	SF	60.00	4,260
Main Entry Opening:				
Masonry Pocket	2	EA	1,500.00	3,000
Beam Grouting	2	LF	85.00	170
Repair Main Entrance Opening	1	LS	5,000.00	5,000
Misc. int Repairs	1	LS	5,000.00	5,000
Main Bldg Entrance:				
Bluestone Pavers	110	SF	95.00	10,450

				34,480

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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DIVISION 05 - METALS

051000 STRUCTURAL METAL FRAMING

TS Column 4 x4	9	EA	1,200.00	10,800
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Main Entry Opening:

W 16 x 67 Support Beam (40 lf)	2,640	LBS	6.00	15,840
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First Floor:

(2) 4x3x5/16" Masonry Lintel	6	LF	300.00	1,800
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C-15 at new Masonry Opening	1	LOC	1,500.00	1,500
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W 10 x 22 Beam @ stair landing	682	LBS	6.00	4,092
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W 12 x 30 Beam @ Op Partition	960	LBS	6.00	5,760
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Beam brace angle	3	EA	550.00	1,650
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41,442

055000 METAL FABRICATIONS

Stair #5:

Guard rail	8	LF	325.00	2,600
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Wall rail	7	LF	135.00	945
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Platform Landing	40	SF	125.00	5,000
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Metal Grate tread	14	LFR	110.00	1,540
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Stair #1 & #2 existing

Stainless Steel Banner Support	3	EA	5,000.00	15,000
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Entrance Canopy:

Stainless steel tie back	3	EA	2,800.00	8,400
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Canopy frame and Deck	111	SF	100.00	11,100
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Trash Area Roof:

Canopy frame and Deck	98	SF	100.00	9,800
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54,385

DIVISION 06 - WOOD, PLASTICS & COMPOSITES

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
061000 ROUGH CARPENTRY				
Stair #4:				
2 x 12 Floor beam at New stair	42	LF	35.00	1,470
Infill floor at Ramp - sleeper/plywood	110	SF	18.00	1,980
Infill floor at Ramp - 2" x12"	120	SF	25.00	3,000
Wood Stair	16	LFR	48.00	768
Stair #5:				
Platform framing	40	SF	25.00	1,000
Wood Stair	14	LFR	48.00	672
Various First Floor Openings:				
New (2) 2 x 12 Beam	46	LF	35.00	1,610
Allow for hangers	1	LS	750.00	750
Rework framing at Main Entrance	1	LS	2,500.00	2,500
Interior East Facade Repair:				
New Raised Wood floor	600	SF	15.00	9,000
062000 FINISH CARPENTRY				
Stair #3:				
Wood Stair Tread and Riser	120	LFR	55.00	6,600
Oak Rail and Baluster	22	LF	300.00	6,600
Wall Railing	60	LF	95.00	5,700
Stair #4 (first floor entry):				
Wood Stair Tread and Riser	16	LFR	55.00	880
Wall Railing	8	LF	95.00	760
Stair #5 (G 38):				
Platform Wood flooring	40	SF	30.00	1,200
Wood Stair Tread and Riser	14	LFR	55.00	770
G23:				
Fireplace Mantel	1	EA	1,500.00	1,500
Living Rm Running Trim	1	LS	5,000.00	5,000
Lobby 105:				
Lobby Trim	1	LS	3,500.00	3,500
Exterior Canopy:				
Bead board Canopy soffit and framing	111	SF	35.00	3,885

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
064000 ARCHITECTURAL WOODWORK				
G23:				
Oak and Glass Display Case Cabinet	24	LF	1,000.00	24,000
Library Bookcase	18	LF	1,000.00	18,000
G26:				
Café Base cabinet	17	LF	500.00	8,500
PL surface counter	17	LF	95.00	1,615
Wall Cabinet	17	LF	200.00	3,400
G36:				
Yoga Rm Shelving				
Shelving on standard	32	LF	48.00	1,536
106 Art Rm:				
Base cabinet	8	LF	255.00	2,040
PL surface counter	8	LF	95.00	760

				118,996

DIVISION 07 - THERMAL & MOISTURE PROTECTION

071000 DAMPPROOFING & WATERPROOFING

Waterproof drainage trough	1	LS	10,000.00	10,000

				10,000

072000 THERMAL PROTECTION

First Floor Insulation:				
10" Mineral Wool on strapping	8,298	SF	5.75	47,714

				47,714

073000 ROOFING

Canopy Roof				
EPDM Roofing	112	SF	45.00	5,040
Base Flash into existing	20	LF	40.00	800
Copper fascia	30	LF	50.00	1,500
Canopy soffit	110	SF	35.00	3,850

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Copper Gutters and downspouts	1	LS	4,000.00	4,000
Trash Area:				
Canopy Membrane Roof	100	SF	45.00	4,500
Base Flash into existing	20	LF	40.00	800
Alum. fascia	30	LF	25.00	750
Gutters and downspouts	1	LS	2,000.00	2,000

				23,240

079000 JOINT PROTECTION

Interior sealants	16,736	GSF	0.50	8,368

				8,368

DIVISION 08 - OPENINGS

081000 DOORS AND FRAMES

081000 DOORS, FRAMES AND HARDWARE

Glazed Int. - sgl	23	EA	1,450.00	33,350
Bathroom - sgl (incl opener)	8	EA	3,500.00	28,000
Closet - sgl	7	EA	980.00	6,860
Closet - dbl	3	EA	1,650.00	4,950
Corridor - dbl	1	EA	3,500.00	3,500
Mechanical - sgl	1	EA	1,100.00	1,100
Stair - dbl	1	EA	5,500.00	5,500
Stair - sgl	1	EA	3,200.00	3,200
Vestibule - sgl	2	EA	2,800.00	5,600
Wood frame int. window - 1st flr entry	57	SF	95.00	5,415
Wood frame int. window - function	107	SF	95.00	10,165

083000 SPECIALTY DOORS AND FRAMES

G37:

Nano Wall - 7'	105	SF	185.00	19,425
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G24:

Lobby Counter Grill	2	EA	4,500.00	9,000
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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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136,065

084000 ENTRANCES, STOREFRONTS & CURTAIN WALLS

Exterior Entries:

Double Entry Door - #G25A	1	PR	8,500.00	8,500
Double Entry Door - #104	1	PR	8,500.00	8,500
Single Entry Door - #129b	1	EA	4,500.00	4,500
Wood Sidelight	62	SF	125.00	7,750
Auto opener	2	EA	6,500.00	13,000

Vestibule G 25:

Bi parting sliding door - #G 25B	1	LS	12,500.00	12,500
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54,750

085000 WINDOWS

Replace sash w/ MA Louver	1	LS	2,500.00	2,500
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2,500

DIVISION 09 - FINISHES

092000 PLASTER & GYPSUM BOARD

Gyp clg	7,761	SF	12.50	97,013
Gyp Soffit	500	LF	45.00	22,500

Metal Stud & Drywall:

Chase partition	365	SF	10.50	3,833
Furr & insul ext. wall	556	SF	14.50	8,062
Furr Exist. wall	296	SF	10.50	3,108
Infill int. opening	485	SF	20.00	9,700
Int. partition	5,903	SF	12.50	73,788
One Side Partition	648	SF	10.00	6,480

224,483

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
093000 TILING				
QT - 1	1,034	SF	18.50	19,129
Quarry Tile base	191	LF	11.50	2,197
T - 1	1,566	SF	25.00	39,150
T - 2	743	SF	25.00	18,575
Tile Base	1,088	LF	12.00	13,056

				92,107
095100 ACOUSTICAL CEILINGS				
ACT 2x4 second look	3,116	SF	4.85	15,113
ACT 2x2 MR	543	SF	6.25	3,394
ACT 2x4 MR	985	SF	6.00	5,910

				24,416
096400 WOOD FLOORING				
New wood flooring	941	SF	21.00	19,761
Refinish wood flooring	3,637	SF	3.50	12,730
Wood base	326	LF	15.00	4,890
Wood floor infill	243	SF	25.00	6,075

				43,456
096500 RESILIENT FLOORING				
LIN - 1	805	SF	8.50	6,843
LIN - 2	601	SF	8.50	5,109
RT - 1	1,538	SF	6.00	9,228
RT - 2	604	SF	6.00	3,624
RT - 3	43	SF	6.00	258
RT - 5	440	SF	6.00	2,640
Wood base	1,503	LF	12.50	18,788

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Rubber treads	14	LFR	18.00	252
Stair #1 & #2 (2 flights only)				
Rubber treads	120	LFR	18.00	2,160
Rubber Landing Tile	70	SF	15.00	1,050

				49,951
096600 STONE FLOORING				
Fireplace hearth	1	EA	2,000.00	2,000

				2,000
096800 CARPETING				
CPT - 1	1,471	SF	5.00	7,355
CPT - 2	908	SF	5.00	4,540
Entry Mat:				
WM - 1	149	SF	45.00	6,705
WM - 2	103	SF	45.00	4,635

				23,235
099000 PAINTING & COATING				
Paint existing gyp clg	4,446	SF	1.00	4,446
Interior Painting	16,736	GSF	3.00	50,208
Exterior Painting	1	LS	5,000.00	5,000
Clean and Re-oil wood soffit	1	LS	7,500.00	7,500

				67,154

DIVISION 10 - SPECIALTIES

101400 SIGNAGE

Door Signage	40	EA	150.00	6,000
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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Code Signage	1	LS	5,000.00	5,000
Building Signage	1	LS	10,000.00	10,000
102100 COMPARTMENTS AND CUBICLES				
HC stall	1	EA	1,400.00	1,400
Reg stall	3	EA	1,225.00	3,675
102800 TOILET & BATH ACCESSORIES				
Bathroom counter - granite	19	LF	400.00	7,600
Door hook	11	EA	32.00	352
HC grab bar	16	EA	90.00	1,440
Jan shelf & mop holder	3	EA	225.00	675
Lav mirror	9	EA	250.00	2,250
Paper tower dispenser	7	EA	210.00	1,470
Soap dispenser	9	EA	42.00	378
Toilet paper holder	11	EA	45.00	495
104400 FIRE PROTECTION SPECIALTIES				
Fire Extinguisher	6	EA	475.00	2,850
109000 MISCELLANEOUS SPECIALTIES				
Electric Fire place	1	EA	2,500.00	2,500
Function Room: New Operable Partition - 9'	230	SF	125.00	28,750

				74,835

DIVISION 11 - EQUIPMENT

110000 EQUIPMENT

Residential Appliances - Café:

Coffee Maker	1	EA	1,200.00	1,200
Refrigerator	1	EA	1,600.00	1,600
Kitchen Equipment	1	LS	200,000.00	200,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL

				202,800

DIVISION 14 - CONVEYING EQUIPMENT

142000 ELEVATORS

Upgrade existing call button	3	EA	4,000.00	12,000
Replace cab handrail	1	LS	3,500.00	3,500

144000 LIFTS

Garaventa chair lift	1	LS	80,000.00	80,000

				95,500

DIVISION 21 - FIRE SUPPRESSION

210000 FIRE SUPPRESSION

Revise Existing Sprinkler Layout	16,736	SF	3.00	50,208

				50,208

DIVISION 22 - PLUMBING

220000 PLUMBING

Replace Existing Fixture:				
New Toilet	2	EA	1,800.00	3,600
Tie into existing rough-in	2	EA	1,200.00	2,400

New Fixture:

Café sink	1	EA	1,600.00	1,600
Counter Lav	8	EA	1,025.00	8,200
Wall Lav	1	EA	1,375.00	1,375
HC toilet	8	EA	1,800.00	14,400
Reg Toilet	3	EA	1,800.00	5,400
Mop sink	3	EA	1,450.00	4,350
Electric Water Cooler	8	EA	2,850.00	22,800

Instantaneous water heater - allow	4	EA	1,200.00	4,800
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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Sanitary and Vent Piping:				
Floor Drain	4	EA	725.00	2,900
Trap Primer	1	LS	5,000.00	5,000
2" - 4" Cast Iron	1,200	LF	46.00	55,200
Domestic Pipe and Insulation:				
Branch piping	800	LF	28.00	22,400
Main Piping	750	LF	45.00	33,750
Kitchen:				
Gas Piping to Range	60	LF	42.00	2,520
Emergency gas shut off	1	LS	2,800.00	2,800
Tap exisitng gas main	1	LOC	400.00	400
Kitchen Connection	16	EA	650.00	10,400
Grase Trap in line	1	EA	4,200.00	4,200
Triple bowl sink	1	EA	5,800.00	5,800
Db bowl sink	1	EA	4,500.00	4,500
Hand sink	3	EA	1,650.00	4,950
Dish washer Connection	1	EA	750.00	750
Water Temp booster	1	EA	10,000.00	10,000
Kitchen Floor drain	2	EA	750.00	1,500
Tie-into HW System	1	LS	10,000.00	10,000
Hose bibs	4	EA	1,250.00	5,000
Wall Hydrant	4	EA	1,500.00	6,000
Test, permit, Misc Plumbing	1	LS	25,000.00	25,000

				281,995

DIVISION 23 - HVAC

230000 HVAC

Hydranic Heating:

Fin Tube Radiation	400	LF	95.00	38,000
Hot water duct coil	4	EA	2,650.00	10,600
Cabinet Unit Heater	8	EA	2,230.00	17,840
Control Valve	35	EA	285.00	9,975
Isolation Valve	70	EA	95.00	6,650

HVAC Pipe:

1" - 1 1/2" Branch	1,565	LF	26.50	41,473
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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
2" - 2 1/2" Main	1,565	LF	48.00	75,120
1" Pipe Insulation:				
Branch	1,565	LF	7.75	12,129
Main	1,565	LF	8.90	13,929
HW Circ Pump	2	EA	6,850.00	13,700
VFD	2	EA	2,475.00	4,950
AC/Ventilation:				
HVAC Unit #1,#2,#3, #11	4	EA	33,000.00	132,000
HVAC Unit #4, #10	2	EA	15,400.00	30,800
HVAC Unit #5, #9, #12	3	EA	15,400.00	46,200
HVAC Unit #6, #7	2	EA	27,500.00	55,000
HVAC Unit #8	1	EA	20,900.00	20,900
Condenser water piping	1,000	LF	36.00	36,000
Tap Condenser main	1	LS	1,000.00	1,000
Chem treatment	1	LS	5,000.00	5,000
Air Distribution:				
Galv Ductwork	9,000	LBS	10.00	90,000
Duct Insulation	6,500	SF	4.10	26,650
Grills registers and dampers	16,736	SF	1.80	30,125
OA Fan	9	EA	1,600.00	14,400
Inline Exhasut fan	9	EA	1,250.00	11,250
Outside air damper and louver	4	EA	2,200.00	8,800
Commercial Kitchen:				
16 ga. Welded ductwork	900	LBS	24.00	21,600
2 hr fire wrap	230	SF	11.00	2,530
Mech Rm make up air	3,000	CFM	7.00	21,000
Kitchen Exhaust fan	1	EA	6,500.00	6,500
Walk in Cooling Refridgerant	w/ kitchen equipment			
DDC Automatic Temp Control				
Heat System	1	LS	20,000.00	20,000
Hydraunic Zone	35	EA	850.00	29,750
Condensing Unit	12	EA	2,000.00	24,000
Fan Coil Unit	12	EA	2,000.00	24,000
CO 2 Moinitring	1	LS	7,500.00	7,500
Ventiation Control	1	LS	7,500.00	7,500
Access panels	12	EA	375.00	4,500
Firestopping	1	LS	3,500.00	3,500
Test Balance and Training	140	HRS	110.00	15,400

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL

				940,270

DIVISION 26 - ELECTRICAL

260000 ELECTRICAL

Panel & Feeders:

S-1 225AMP c/b - 42 pole	1	EA	3,050.00	3,050
2-S 225 AMP cb - 30 pole	1	EA	2,750.00	2,750
2-N 225 AMP cb - 30 pole	1	EA	2,750.00	2,750
S - 100A M c/b - 30 pole	2	EA	2,575.00	5,150
A - 100A M c/b - 42 pole	2	EA	2,750.00	5,500
225 amp feed	200	LF	22.00	4,400
100 amp feed	150	LF	12.75	1,913

First Floor Lighting

Type C1 - 12" Cont cove	403	EA	102.50	41,308
Type R1 - 4" downlight	91	EA	220.00	20,020
Type R2 - 2'x2'	33	EA	205.00	6,765
Type R3 - 48" Cont	18	EA	387.50	6,975
Type R4 - 10.5' fab.	18	EA	2,725.00	49,050
Type R5 - 7' fab	4	EA	2,025.00	8,100
Type R6 - 2.5' fab	4	EA	1,350.00	5,400
Type R7 - 2x2 mr	21	EA	220.00	4,620
Type S5 - 15" drum	4	EA	1,012.50	4,050
Type S7 - 4' surf.	6	EA	190.00	1,140
Type P - tbd	2	EA	900.00	1,800
Repalce Existing Entry Pendant	1	EA	1,000.00	1,000
J - 4" oct j-box	206	EA	6.00	1,236
Misc. mtg hdwre	1	LS	2,000.00	2,000
MC-12/2 w/G	1,100	LF	0.38	418

Ground Floor:

Type C1 - 12" Cont cove	12	EA	102.50	1,230
Type R3 - 48" Cont	14	EA	387.50	5,425
Type S1 - 13" surf.	40	EA	172.50	6,900
Type S2 - 30" surf.	44	EA	1,432.50	63,030
Type S3 - 36" surf.	4	EA	1,582.50	6,330
Type S4 - 48" surf	4	EA	762.50	3,050
Type S5 - 15" drum	24	EA	1,012.50	24,300
Type S6 - 6" cylander	6	EA	507.50	3,045
Type S7 - 4' surf.	1	EA	190.00	190
Type W1 - 12" indirect	10	EA	625.00	6,250
Type W2 - 4' pend wall wash	2	EA	665.00	1,330
Type W3 6' direct/indirect	14	EA	750.00	10,500
Type W4 4' direct/indirect	11	EA	675.00	7,425

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Type W5 - 24" vanity	1	EA	470.00	470
Type W - trapazoid	5	EA	775.00	3,875
Replace Mech Rm Light Fixture	6	EA	150.00	900
Pool Table Fixture	2	EA	750.00	1,500
J - 4" oct j-box	192	EA	6.00	1,152
Misc. mtg hdwre	1	LS	2,000.00	2,000
MC-12/2 w/G	1,025	LF	0.38	390
Allowances:				
Rewire entrance light	1	LS	500.00	500
Add New Historic Pendant Light	1	EA	1,000.00	1,000
Lighting Control	16,736	GSF	1.90	31,798
Mechanical Wiring:				
Cabinet heater	12	EA	450.00	5,400
Circ Pump	2	EA	400.00	800
Fan Coil	12	EA	750.00	9,000
Condensing Unit	12	EA	850.00	10,200
Fans	18	EA	350.00	6,300
MAU	1	EA	750.00	750
Misc. Mech Wiring	1	LS	2,000.00	2,000
General Device and Power	16,736	GSF	1.95	32,635
Kitchen Power	1	LS	12,000.00	12,000
Fire Alarm	16,736	GSF	2.50	41,840
Tele/data wiring	16,736	GSF	1.50	25,104
AV Rough-in only	1	LS	5,000.00	5,000
Security System		Existing		
Electrical Demolition	60	HRS	74.00	4,440
Temp Lighting and Power	1	LS	12,000.00	12,000
Test, Permit, Temp, Misc	16,736	GSF	1.00	16,736

				546,189

DIVISION 31 - EARTHWORK

310000 EARTHWORK

Column Footings:

Excavate footing	7	EA	400.00	2,800
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New Entrance:

Excavate and backfill	1	LS	5,000.00	5,000
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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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7,800

DIVISION 33 - UTILITIES

330000 UTILITIES

Drainage:

Excavate at Found Drain	35	CY	125.00	4,375
4" Perf drain line	32	LF	36.00	1,152
Tie into FD	2	LOC	225.00	450
Granular backfill	35	CY	115.00	4,025
Waterproof foundation face	200	SF	15.00	3,000
Allow for handwork and found cleaning	1	LS	2,500.00	2,500
Repair Surfaces	1	LS	5,000.00	5,000

20,502

PROJECT: Arlington Central School Renovation
 LOCATION: Arlington, MA
 CLIENT: Sterling Associates Inc.
 DATE: 27-Nov-18

No.: 18069

ALTERNATES

HEALTH & HUMAN SERVICES 2ND FLOOR (#1)	\$87,212
NEW EXTERIOR MASONRY VESTIBULE AT SOUTH ENTRANCE (#2)	\$94,466
EXTERIOR BUILDING ENVELOPE REPAIRS:	
EXTERIOR ENTRANCE STEP REPAIR AT WEST ENTRANCE (#3A)	\$54,771
MASONRY REPOINTING ON ENTIRE EXTERIOR OF BLDG (#3B)	\$144,425
EXTERIOR ROOFING REPAIRS (#3C)	\$491,126
BASE BUILDING MEP FP:	
REPLACE BOILER PLANT (#4A)	\$125,824
REPLACE COOLING TOWER (#4B)	\$139,965
REPLACE FPE PANELS ON 2ND FLOOR (#4C)	\$21,856
REPLACE BLDG MAIN SWITH GEAR AND FPE PANELS ON 3RD FLOOR (#4D)	\$135,791
ALTERNATE NO. 6 - NEW CHIMNEY CAPS (3 total)	\$126,307

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
HEALTH & HUMAN SERVICES 2ND FLOOR (#1)				
Demolition:				
Remove Partition	1,374	SF	2.85	3,916
Remove door - sgl	7	EA	85.00	595
Remove base cabinet	9	LF	28.00	252
Remove Carpet	1,207	SF	0.85	1,026
Remove wall base	250	LF	0.80	200
Remove Bathroom Fixture	5	EA	65.00	325
New Work:				
Relocate door - sgl	2	EA	300.00	600
New Knee wall	82	SF	13.00	1,066
Knee wall cap	22	LF	24.00	528
New Carpet	849	SF	5.25	4,457
Linoleum	258	SF	8.00	2,064
New Rubber base	250	LF	3.00	750
Patch at Demo'd partition	9	LOC	225.00	2,025
Patch floor and ceiling at dem	1	LS	2,000.00	2,000
New act	251	SF	10.00	2,510
Replace damaged act	4	TILES	20.00	80
New Sink Cabinet	1	EA	1,000.00	1,000
Paint touch-up	1	LS	3,000.00	3,000
Sprinkler System:				
Revise Sprinkler Layout - 10% area	850	SF	8.00	6,800
Drain down and recharge	1	LS	2,000.00	2,000
*report reads 5% and 10% for this scope				
Plumbing:				
Reinstall Existing Lav	5	EA	500.00	2,500
New Drinking Fountain	2	EA	4,500.00	9,000
New sink	1	EA	5,000.00	5,000
HVAC:				
Relocate diffuser to new layout	1	LS	3,000.00	3,000
Electrical:				
Electrical demo at new work	1	LS	1,500.00	1,500
New duplex Outlet	10	EA	225.00	2,250
Tele/data	6	EA	400.00	2,400
New LED Fixture	6	EA	400.00	2,400
DF Connection	2	EA	225.00	450
Auto door opener	4	EA	225.00	900
Relocate Fire Alarm Device	4	EA	300.00	1,200
Misc. Electrical rework	1	LS	2,500.00	2,500

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
SUBTOTAL				68,294
CONTRACTOR OVERHEAD AND GR'S		10 %		6,829
SUBTOTAL				75,124
FEE		5 %		3,756
SUBTOTAL				78,880
INSURANCE		1.2 %		947
SUBTOTAL				79,826
P&P BOND (all trades)		1 %		798
SUBTOTAL				80,625
PERMIT		1 %		806
SUBTOTAL				81,431
DESIGN CONTINGENCY		5 %		4,072
SUBTOTAL				85,502
ESCALATION		2 %		1,710
TOTAL				87,212

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
NEW EXTERIOR MASONRY VESTIBULE AT SOUTH ENTRANCE (#2)				
Porcelain Entry Paver	146	SF	25.00	3,650
Entry Door - dbl	1	PR	8,500.00	8,500
Wood sidelight	2	EA	2,500.00	5,000
Windows	2	EA	1,500.00	3,000
Exterior Wall	438	SF	22.00	9,636
Brick Veneer	428	SF	46.00	19,688
Allow for arch and quoins	1	LS	5,000.00	5,000
Glass canopy	52	SF	200.00	10,400
Interior Gyp Ceiling	140	SF	15.00	2,100
MEP	140	SF	50.00	7,000
SUBTOTAL				73,974
CONTRACTOR OVERHEAD AND GR'S		10 %		7,397
SUBTOTAL				81,371
FEE		5 %		4,069
SUBTOTAL				85,440
INSURANCE		1.2 %		1,025
SUBTOTAL				86,465
P&P BOND (all trades)		1 %		865
SUBTOTAL				87,330
PERMIT		1 %		873
SUBTOTAL				88,203
DESIGN CONTINGENCY		5 %		4,410
SUBTOTAL				92,613
ESCALATION		2 %		1,852
TOTAL				94,466

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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EXTERIOR BUILDING ENVELOPE REPAIRS:**EXTERIOR ENTRANCE STEP REPAIR AT WEST ENTRANCE (#3A)**

New precast conc tread/riser	53	LF	275.00	14,575
Remove brownstone step	53	LF	55.00	2,915
Remove granite landing	58	SF	40.00	2,320
Remove stair railing	40	LF	20.00	800
New Historic Wrought Iron stair railing	40	LF	350.00	14,000
Reset brownstone landing	56	SF	75.00	4,200
Reset lower brownstone stair tread	34	LF	120.00	4,080

SUBTOTAL				42,890
CONTRACTOR OVERHEAD AND GR'S		10 %		4,289

SUBTOTAL				47,179
FEE		5 %		2,359

SUBTOTAL				49,538
INSURANCE		1.2 %		594

SUBTOTAL				50,132
P&P BOND (all trades)		1 %		501

SUBTOTAL				50,634
PERMIT		1 %		506

SUBTOTAL				51,140
DESIGN CONTINGENCY		5 %		2,557

SUBTOTAL				53,697
ESCALATION		2 %		1,074

TOTAL				54,771
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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
MASONRY REPOINTING ON ENTIRE EXTERIOR OF BLDG (#3B)				
Masonry Restoration:				
Cut and Point Masonry - Select 5%	3,655	SF	24.75	90,461
Cut and Point Masonry -100%	503	SF	45.00	22,635
SUBTOTAL				113,096
CONTRACTOR OVERHEAD AND GR'S		10 %		11,310
SUBTOTAL				124,406
FEE		5 %		6,220
SUBTOTAL				130,626
INSURANCE		1.2 %		1,568
SUBTOTAL				132,194
P&P BOND (all trades)		1 %		1,322
SUBTOTAL				133,516
PERMIT		1 %		1,335
SUBTOTAL				134,851
DESIGN CONTINGENCY		5 %		6,743
SUBTOTAL				141,593
ESCALATION		2 %		2,832
TOTAL				144,425

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
EXTERIOR ROOFING REPAIRS (#3C)				
Slate Replacement:				
Eave and Snowguard	980	SF	150.00	147,000
Valleys	450	SF	150.00	67,500
Hips	944	SF	150.00	141,600
Dormer Check Wall	72	SF	150.00	10,800
Replace Individual slate	47	EA	45.00	2,115
Reset snow rail	1	LS	5,000.00	5,000
Copper gutter and downspout:				
Replace gutter	60	LF	95.00	5,700
Replace downspout	65	LF	75.00	4,875
SUBTOTAL				384,590
CONTRACTOR OVERHEAD AND GR'S		10 %		38,459
SUBTOTAL				423,049
FEE		5 %		21,152
SUBTOTAL				444,201
INSURANCE		1.2 %		5,330
SUBTOTAL				449,532
P&P BOND (all trades)		1 %		4,495
SUBTOTAL				454,027
PERMIT		1 %		4,540
SUBTOTAL				458,567
DESIGN CONTINGENCY		5 %		22,928
SUBTOTAL				481,496
ESCALATION		2 %		9,630
TOTAL				491,126

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
BASE BUILDING MEP FP:				
REPLACE BOILER PLANT (#4A)				
Boiler Room demolition	1	LS	12,000.00	12,000
Hot Water Boiler:				
B-1,2 (1,000 mbh)	2	EA	19,500.00	39,000
AS-1 (58 gpm)	2	EA	2,800.00	5,600
ET-1	2	EA	1,600.00	3,200
5 gal Chem Feed	1	LS	4,200.00	4,200
P-1	1	EA	2,950.00	2,950
P-2	1	EA	2,950.00	2,950
BP-1	1	EA	950.00	950
BP-2	1	EA	950.00	950
VFD	2	EA	2,235.00	4,470
6" pvc flue	120	LF	48.00	5,760
Boiler Rough-in and valves	1	LS	4,500.00	4,500
Metal Chimney Cap	1	EA	4,000.00	4,000
Gas demo and hook up	1	LS	4,000.00	4,000
Electrical Connection	1	LS	4,000.00	4,000
SUBTOTAL				98,530
CONTRACTOR OVERHEAD AND GR'S		10 %		9,853
SUBTOTAL				108,383
FEE		5 %		5,419
SUBTOTAL				113,802
INSURANCE		1.2 %		1,366
SUBTOTAL				115,168
P&P BOND (all trades)		1 %		1,152
SUBTOTAL				116,319
PERMIT		1 %		1,163
SUBTOTAL				117,483
DESIGN CONTINGENCY		5 %		5,874
SUBTOTAL				123,357
ESCALATION		2 %		2,467
TOTAL				125,824

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
REPLACE COOLING TOWER (#4B)				
Sitework:				
Saw Cut Pavement	210	LF	4.35	914
Remove Bit Pavement	400	SF	2.50	1,000
Excavate and Backfill Trench	110	LF	62.00	6,820
Patch Bit Pavement	400	SF	6.00	2,400
Restore Parking lot lines	1	LS	1,000.00	1,000
Cooling Tower pad	144	SF	25.00	3,600
Remove and Disconnect CT	1	LS	6,000.00	6,000
Replace 6" S&R Piping	200	LF	92.00	18,400
New Cooling Tower	1	LS	36,000.00	36,000
CW Circ pump	2	EA	5,500.00	11,000
VFD	2	EA	2,235.00	4,470
ct Rough-in and valves	1	LS	4,500.00	4,500
Chem feed	1	LS	8,500.00	8,500
DDC Tie-in				
Electrical Connection	1	LS	5,000.00	5,000
SUBTOTAL				109,604
CONTRACTOR OVERHEAD AND GR'S		10 %		10,960
SUBTOTAL				120,564
FEE		5 %		6,028
SUBTOTAL				126,592
INSURANCE		1.2 %		1,519
SUBTOTAL				128,111
P&P BOND (all trades)		1 %		1,281
SUBTOTAL				129,392
PERMIT		1 %		1,294
SUBTOTAL				130,686
DESIGN CONTINGENCY		5 %		6,534
SUBTOTAL				137,220
ESCALATION		2 %		2,744
TOTAL				139,965

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
REPLACE FPE PANELS ON 2ND FLOOR (#4C)				
Add:				
Electrical demo and disconnect	1	LS	3,000.00	3,000
225 amp 120/208 42cb	1	EA	2,875.00	2,875
225 amp 120/208 30cb	2	EA	2,620.00	5,240
Rewire into existing branches	2	EA	1,500.00	3,000
Misc Electrical	1	LS	3,000.00	3,000
SUBTOTAL				17,115
CONTRACTOR OVERHEAD AND GR'S		10 %		1,712
SUBTOTAL				18,827
FEE		5 %		941
SUBTOTAL				19,768
INSURANCE		1.2 %		237
SUBTOTAL				20,005
P&P BOND (all trades)		1 %		200
SUBTOTAL				20,205
PERMIT		1 %		202
SUBTOTAL				20,407
DESIGN CONTINGENCY		5 %		1,020
SUBTOTAL				21,427
ESCALATION		2 %		429
TOTAL				21,856

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
REPLACE BLDG MAIN SWITH GEAR AND FPE PANELS ON 3RD FLOOR (#4D)				
Remove existing service	1	LS	8,000.00	8,000
Switchgear, Gen/Set & Feeders:				
WP ext wall mtd meter socket	1	EA	600.00	600
MDP 1,200A CTQ 120/208v	1	EA	17,175.00	17,175
CB - 600A	2	EA	975.00	1,950
CB - 400A	1	EA	750.00	750
CB - 300A	2	EA	650.00	1,300
CB - 250A	1	EA	550.00	550
Main service ground	1	EA	800.00	800
PP1 - 600A M c/b - 18 pole	1	EA	3,525.00	3,525
CB - 350 A	1	EA	700.00	700
CB - 175 A	1	EA	485.00	485
CB - 100 A	2	EA	360.00	720
CB - 70 A	1	EA	170.00	170
CB - 40 A	1	EA	575.00	575
H 225A M c/b - 42P	1	EA	3,050.00	3,050
TLC - 100A M c/b - 42 pole	4	EA	2,430.00	9,720
EMT-2"C - empty	60	LF	10.25	615
PVC-4"Cexist -4#600 & 1#1/0	200	LF	145.00	29,000
600 amp feed	150	LF	74.50	11,175
225 amp feed	75	LF	22.00	1,650
100 amp feed	300	LF	12.75	3,825
Misc. Electrical	1	LS	10,000.00	10,000
SUBTOTAL				106,335
CONTRACTOR OVERHEAD AND GR'S		10 %		10,634
SUBTOTAL				116,969
FEE		5 %		5,848
SUBTOTAL				122,817
INSURANCE		1.2 %		1,474
SUBTOTAL				124,291
P&P BOND (all trades)		1 %		1,243
SUBTOTAL				125,534
PERMIT		1 %		1,255
SUBTOTAL				126,789
DESIGN CONTINGENCY		5 %		6,339

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
SUBTOTAL				133,128
ESCALATION		2 %		2,663
TOTAL				135,791

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
ALTERNATE NO. 6 - NEW CHIMNEY CAPS (3 total)				
Chimney Cap				
Misc Demolition	3	EA	1,500.00	4,500
Alucobond Panel	415	SF	75.00	31,125
Light guage metal Framing - wall	415	SF	24.00	9,960
Light guage metal Framing - cap	194	SF	24.00	4,656
Plywood sheathing	609	SF	6.50	3,959
Extend flues	3	LS	2,500.00	7,500
Alum louver (4 EA)	31	SF	135.00	4,185
EPDM Cap	194	SF	36.00	6,984
Perimeter flashing	102	LF	20.00	2,040
Staging	2,400	SF	10.00	24,000
SUBTOTAL				98,909
CONTRACTOR OVERHEAD AND GR'S		10 %		9,891
SUBTOTAL				108,799
FEE		5 %		5,440
SUBTOTAL				114,239
INSURANCE		1.2 %		1,371
SUBTOTAL				115,610
P&P BOND (all trades)		1 %		1,156
SUBTOTAL				116,766
PERMIT		1 %		1,168
SUBTOTAL				117,934
DESIGN CONTINGENCY		5 %		5,897
SUBTOTAL				123,831
ESCALATION		2 %		2,477
TOTAL ALTERNATE NO. 11				126,307

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
OPTION NO. 1 - ASPHALT SHINGLE				
Slate to be removed	18,600	SF	4.85	90,210
Copper flashing to be removed	1,450	LF	5.00	7,250
New ice & water shield installed	12,130	SF	4.15	50,340
New Copper Flashing Installed:				
Straight	130	LF	75.00	9,750
Step	280	LF	95.00	26,600
Valley	460	LF	75.00	34,500
Ridge	324	LF	135.00	43,740
Skylight	150	LF	45.00	6,750
New 30# felt installed	18,600	SF	0.18	3,348
New snow fence installed	285	LF	45.00	12,825
New snow guards - 4'	20	EA	200.00	4,000
New perimeter drip edge	990	LF	4.65	4,604
New asphalt shingl roofing	18,600	SF	6.25	116,250
SUBTOTAL				410,166
CONTRACTOR OVERHEAD AND GR'S			10 %	41,017
SUBTOTAL				451,183
FEE			5 %	22,559
SUBTOTAL				473,742
INSURANCE			1.2 %	5,685
SUBTOTAL				479,427
P&P BOND (all trades)			1 %	4,794
SUBTOTAL				484,221
PERMIT			1 %	4,842
SUBTOTAL				489,063
DESIGN CONTINGENCY			10 %	48,906
SUBTOTAL				537,969
ESCALATION			3 %	16,139
TOTAL OPTION NO. 1				554,108

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Add/Alternate # 3B Masonry Repair

1. The general repointing scope is as follows. The scope will not include eroded stone, deteriorated brickmolding, or spalled bricks.
2. Repointing – Spot repointing of 5% throughout the building is 3,655.
3. Square foot 100% repointing areas:
 - West Elevation Locations
 - 3' x 6'
 - 5' x 2.8'
 - South Elevation Locations
 - 5' x 2'
 - 3' x 3'
 - 3' x 2.5'
 - 3' x 2.5'
 - 10' x 3'
 - 3' x 6'
 - 5' x 9.6'
 - 4' x 6.8'
 - 3' x 2.8'
 - 5' x 10'
 - East Elevation Locations
 - 1' x 4'
 - 2' x 3'
 - 2' x 10'
 - 2' x 9'
 - 5' x 2.5'
 - 5' x 2.5'
 - 9' x 2.7'
 - 1.7' x 5'
 - 6' x 4'

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- 7' x 2.2'
- 4' x 6'
- 7' x 2.2'
- 6' x 4'
- 2' x 4'

- North Elevation Locations

- 5' x 2'
- 6' x 3'
- 6' x 3'
- 6' x 1.5'

4. Roofing

- Slate replacement at eaves with snow guard (980 SF)
- Slate replacement at valleys (450 SF)
- Slate replacement at hips (944 SF)
- Slate replacement at dormers/at dormer walls (72 SF)

5. Gutter down/spots

- Gutter replacement/repair (60 LF)
- Down spout replacement (65 LF)

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Add/Alternate # 3C General Roof Repairs

See Drawing Set Sheet A103

Slate roofing, & copper flashing & accessories

1. Remove & replace existing copper gutters. (60 LF)
Remove & replace existing copper downspouts. (65 LF)
2. Remove & replace all hip (944 SF) & valley (50 SF) flashing. This process will include removal and salvage of existing slates, stacked and protected for reuse. It will also include repair of any rotted or damaged sheathing to meet and match existing. New and salvaged slate shall be installed over bituminous ice dam and water shield (6' wide, centered on valley or hip) and 30# rosin paper.
3. Install missing slates. (14 locations)
4. Replace broken slates. (14 locations)
5. Repair loose slates. (19 locations)
6. Dormer cheek wall valley & sill flashing & related slates. (72 LF) Remove and salvage slates to allow for installation of two layers of bituminous ice & water shield (6' wide).
Note: Dormer & eave wood trim repair (LF) in material and profiles to meet and match existing conditions.
7. Remove & replace iron nails with stainless steel. (2)
8. Remove & replace all existing iron snow fences (see T&L study roof plan) & related brackets. This process will include the removal and salvage of eave slates and remove lower 5' of roofing to install 3' wide bituminous ice dam continuously in area of snow fence replacement. (980 SF)

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**FINAL REPORT
FOR LIMITED
HAZARDOUS MATERIALS IDENTIFICATION
SURVEY
AT THE
FORMER CENTRAL SCHOOL
ARLINGTON, MASSACHUSETTS**

PROJECT NO: 218 518.00

SURVEY DATE:
November 19, 2018

SURVEY CONDUCTED BY:
UNIVERSAL ENVIRONMENTAL CONSULTANTS



November 21, 2018

Ms. Mary Muszynski
Administrative Assistant
Department of Planning and Community Development
Town of Arlington
730 Massachusetts Avenue
Arlington, Massachusetts 02476

Reference: Report for Limited Hazardous Materials Identification Survey at Former Central School, Arlington, MA

Dear Ms. Muszynski:

Thank you for the opportunity for Universal Environmental Consultants (UEC) to provide professional services.

Enclosed please find the final report for Limited Hazardous Materials Identification Survey at Former Central School, Arlington, MA.

The inspection was performed by a Massachusetts licensed asbestos inspector Mr. Jason Becotte (AI-034963).

Please do not hesitate to call should you have any questions.

Very truly yours,

Universal Environmental Consultants

A handwritten signature in blue ink, appearing to read "Ammar M. Dieb", is written over a horizontal line.

Ammar M. Dieb
President

UEC:\218 518.00\Report-DOC

Enclosure

1.0 INTRODUCTION:

Universal Environmental Consultants (UEC) has been providing comprehensive asbestos services since 2001 and has completed projects throughout New England. We have completed projects for a variety of clients including commercial, industrial, municipal, and public and private schools. We maintain appropriate asbestos licenses and staff with a minimum of thirty years of experience.

UEC was contracted by the Town of Arlington to conduct a limited identification survey for Hazardous Materials at Former Central School, Arlington, MA. The scope of work included the identification survey at select areas scheduled for renovation and demolition for the following:

- Accessible Asbestos Containing Materials (ACM)
- Lead Based Paint (LBP)
- Polychlorinated Biphenyls (PCB's)-Electrical Equipment and Light Fixtures inspection;
- PCB's in Caulking inspection;
- Other hazardous materials inspection.

This report should not be used to demolish the building as only limited interior inspection was performed. No destructive testing was performed. A comprehensive survey per the Environmental Protection Agency (EPA) NESHAP regulation would be required prior to demolition of the building. No roofing sampling was performed.

Accessible Asbestos Containing Materials (ACM):

The scope of work included the inspection of accessible ACM, collection of bulk samples from materials suspected to contain asbestos and determination of types of ACM found. Bulk samples analyses for asbestos were performed using the standard Polarized Light Microscopy (PLM) method in accordance with the Environmental Protection Agency (EPA) standard. Bulk samples were collected by a Massachusetts licensed asbestos inspector Jason Becotte (AI-034963) and analyzed by a Massachusetts licensed laboratory ProScience, Woburn, MA.

Lead Based Paint (LBP):

The scope of work also included the collection of bulk samples from painted surfaces suspected to contain LBP. Bulk samples were analyzed by a Massachusetts licensed laboratory ProScience, Woburn, MA.

Samples results are attached.

2.0 FINDINGS:

Asbestos Containing Materials (ACM):

The regulations for asbestos inspection are based on representative sampling. It would be impractical and costly to sample all materials in all areas. Therefore, representative samples of each homogenous area were collected and analyzed or assumed.

All suspect materials were grouped into homogenous areas. By definition a homogenous area is one in which the materials are evenly mixed and similar in appearance and texture throughout. A homogeneous area shall be determined to contain asbestos based on findings that the results of at least one sample collected from that area shows that asbestos is present in an amount greater than 1 percent in accordance with EPA regulations.

Number of Samples Collected

Forty five (45) bulk samples were collected from the following materials suspected of containing asbestos.

Type and Location of Material

1. Joint compound at basement lobby
2. Joint compound at boiler room
3. Joint compound at basement kitchen

4. Joint compound at first floor lobby
5. Joint compound at second floor hallway
6. Joint compound at second floor men's room
7. Joint compound at third floor hallway
8. White sink coating at first floor function room
9. Grey sink coating at 201 kitchen
10. Pink sink coating at first floor computer room
11. Pink sink coating at first floor arts and craft
12. Pink sink coating at basement kitchen
13. 2' x 4' Suspended acoustical ceiling tile at custodian closet
14. Red paper under hardwood floor at first floor
15. Brown floor leveler at second floor hallway
16. Ceramic floor tile mortar at basement men's room
17. Ceramic cove base adhesive at basement men's room
18. White 12" x 12" vinyl floor tile at basement lobby
19. Mastic for white 12" x 12" vinyl floor tile at basement lobby
20. Black mastic residue at basement under carpet
21. White 12" x 12" vinyl floor tile at basement office
22. Mastic for white 12" x 12" vinyl floor tile at basement office
23. Light brown 12" x 12" vinyl floor tile at basement hallway
24. Yellow glue for light brown 12" x 12" vinyl floor tile at basement hallway
25. Green 12" x 12" vinyl floor tile at basement function room
26. Red 9" x 9" vinyl floor tile at basement storage room
27. Mastic for red 9" x 9" vinyl floor tile at basement storage room
28. Beige 12" x 12" vinyl floor tile at first floor mechanical room
29. Yellow glue for beige 12" x 12" vinyl floor tile at first floor mechanical room
30. White/grey 12" x 12" vinyl floor tile at first floor computer room
31. Yellow glue for white/grey 12" x 12" vinyl floor tile at first floor computer room
32. Blue 12" x 12" vinyl floor tile at 201 kitchen
33. Yellow glue for blue 12" x 12" vinyl floor tile at 201 kitchen
34. Grey 12" x 12" vinyl floor tile at third floor lobby
35. Yellow glue for grey 12" x 12" vinyl floor tile at third floor lobby
36. Exterior old hidden window framing caulking
37. Exterior old hidden window framing caulking
38. Exterior window framing caulking
39. Exterior window framing caulking
40. Exterior window framing caulking
41. Exterior window framing caulking
42. Exterior window glazing caulking
43. Exterior window glazing caulking
44. Exterior window glazing caulking
45. Exterior window glazing caulking

No additional accessible ACM was found during this survey. However, hidden ACM may be found during any renovation or demolition activities.

Sample Results

Type and Location of Material

Sample Result

- | | |
|---|----------------------|
| 1. Joint compound at basement lobby | No Asbestos Detected |
| 2. Joint compound at boiler room | No Asbestos Detected |
| 3. Joint compound at basement kitchen | No Asbestos Detected |
| 4. Joint compound at first floor lobby | No Asbestos Detected |
| 5. Joint compound at second floor hallway | No Asbestos Detected |

6. Joint compound at second floor men's room	No Asbestos Detected
7. Joint compound at third floor hallway	No Asbestos Detected
8. White sink coating at first floor function room	No Asbestos Detected
9. Grey sink coating at 201 kitchen	No Asbestos Detected
10. Pink sink coating at first floor computer room	15% Asbestos
11. Pink sink coating at first floor arts and craft	15% Asbestos
12. Pink sink coating at basement kitchen	15% Asbestos
13. 2' x 4' Suspended acoustical ceiling tile at custodian closet	No Asbestos Detected
14. Red paper under hardwood floor at first floor	No Asbestos Detected
15. Brown floor leveler at second floor hallway	No Asbestos Detected
16. Ceramic floor tile mortar at basement men's room	No Asbestos Detected
17. Ceramic cove base adhesive at basement men's room	No Asbestos Detected
18. White 12" x 12" vinyl floor tile at basement lobby	No Asbestos Detected
19. Mastic for white 12" x 12" vinyl floor tile at basement lobby	No Asbestos Detected
20. Black mastic residue at basement under carpet	No Asbestos Detected
21. White 12" x 12" vinyl floor tile at basement office	No Asbestos Detected
22. Mastic for white 12" x 12" vinyl floor tile at basement office	No Asbestos Detected
23. Light brown 12" x 12" vinyl floor tile at basement hallway	No Asbestos Detected
24. Yellow glue for light brown 12" x 12" vinyl floor tile at basement hallway	No Asbestos Detected
25. Green 12" x 12" vinyl floor tile at basement function room	No Asbestos Detected
26. Red 9" x 9" vinyl floor tile at basement storage room	5% Asbestos
27. Mastic for red 9" x 9" vinyl floor tile at basement storage room	No Asbestos Detected
28. Beige 12" x 12" vinyl floor tile at first floor mechanical room	No Asbestos Detected
29. Yellow glue for beige 12" x 12" vinyl floor tile at first floor mechanical room	No Asbestos Detected
30. White/grey 12" x 12" vinyl floor tile at first floor computer room	No Asbestos Detected
31. Yellow glue for white/grey 12" x 12" vinyl floor tile at first floor computer room	No Asbestos Detected
32. Blue 12" x 12" vinyl floor tile at 201 kitchen	No Asbestos Detected
33. Yellow glue for blue 12" x 12" vinyl floor tile at 201 kitchen	No Asbestos Detected
34. Grey 12" x 12" vinyl floor tile at third floor lobby	No Asbestos Detected
35. Yellow glue for grey 12" x 12" vinyl floor tile at third floor lobby	No Asbestos Detected
36. Exterior old hidden window framing caulking	2% Asbestos
37. Exterior old hidden window framing caulking	2% Asbestos
38. Exterior window framing caulking	No Asbestos Detected
39. Exterior window framing caulking	No Asbestos Detected
40. Exterior window framing caulking	No Asbestos Detected
41. Exterior window framing caulking	No Asbestos Detected
42. Exterior window glazing caulking	<1% Asbestos
43. Exterior window glazing caulking	<1% Asbestos
44. Exterior window glazing caulking	2% Asbestos
45. Exterior window glazing caulking	<1% Asbestos

Lead Based Paint (LBP):

Number of Samples Collected

Eight (8) bulk samples were collected from the following materials suspected of containing LBP:

Type and Location of Material

1. Interior wall paint at first floor men's room
2. Interior paint on brick at basement closet
3. Interior paint on brick at basement storage room
4. Interior paint on brick at boiler room
5. Exterior paint on window frame
6. Exterior paint on window frame
7. Exterior paint on window frame

8. Exterior paint on window frame

Sample Results

Type and Location of Material	Sample Result
1. Interior wall paint at first floor men's room	<RL
2. Interior paint on brick at basement closet	1.33%
3. Interior paint on brick at basement storage room	0.420%
4. Interior paint on brick at boiler room	0.455%
5. Exterior paint on window frame	0.0277%
6. Exterior paint on window frame	27.9%
7. Exterior paint on window frame	25.6%
8. Exterior paint on window frame	0.0271%

3.0 OBSERVATIONS AND RECOMMENDATIONS:

All asbestos abatement activities must be performed by a Massachusetts licensed asbestos abatement contractor under the supervision of Massachusetts licensed project monitor should renovations or demolitions activities might disturb the ACM.

1. Pink sink coating at first floor computer room was found to contain asbestos.
2. Red 9" x 9" vinyl floor tile at basement storage room was found to contain asbestos.
3. Exterior old hidden window framing caulking was found to contain asbestos.
4. Exterior window glazing caulking was found to contain asbestos.
5. All other suspect materials were found not to contain asbestos.

Lead Based Paint (LBP):

Painted surfaces were found to contain LBP. All LBP activities performed, including waste disposal, should be in accordance with applicable Federal, State, or local laws, ordinances, codes or regulations governing evaluation and hazard reduction. In the event of discrepancies, the most protective requirements prevail. These requirements can be found in OSHA 29 CFR 1926-Construction Industry Standards, 29 CFR 1926.62-Construction Industry Lead Standards, 29 CFR 1910.1200-Hazards Communication, 40 CFR 261-EPA Regulations. According to OSHA, any amount of LBP triggers compliance.

Polychlorinated Biphenyls (PCB's)-Electrical Equipment and Light Fixtures:

Observations and Conclusions

Visual inspection of various equipments such as light fixtures, thermostats, exit signs and switches was performed for the presence of PCB's and mercury. Ballasts in light fixtures were assumed not to contain PCB's since there were labels indicating that "No PCB's" was found. Tubes in light fixtures, thermostats, signs and switches were assumed to contain mercury. It would be very costly to test those equipments and dismantling would be required to access. Therefore, the above mentioned equipments should be disposed in an EPA approved landfill as part of the demolition project.

PCB's in Caulking Material:

Observations and Conclusions

Building caulking was assumed to contain PCB's. PCB's are manmade chemicals that were widely produced and distributed across the country from the 1950s to 1977 until the production of PCB's was banned by the US Environmental Protection Agency (EPA) law which became effective in 1978. PCB's are a class of chemicals made up of more than 200 different compounds. PCB's are non-flammable, stable, and good insulators so they were widely used in a variety of products including: electrical transformers and capacitors, cable and wire coverings, sealants and caulking, and household products such as television sets and fluorescent light fixtures. Because of their chemical properties, PCB's are not very soluble in water and they do not break down easily in the environment. PCB's also do not readily evaporate into air but tend to remain as solids or thick liquids. Even though PCB's have not been produced or used in the country for more than 30 years, they are still present in the environment in the air, soil, and

water and in our food. EPA requires that all construction waste including caulking be disposed as PCB's if PCB's level exceed 50 mg/kg (ppm). An abatement plan might also be required.

COST ESTIMATES:

The cost includes removal and disposal of all accessible ACM and an allowance for removal of inaccessible or hidden ACM that may be found during renovation project.

Location	Material	Approximate Quantity	Cost Estimate (\$)
Various Locations	Sinks	4 Total	1,000.00
	Hidden Pipe and Hard Joint Insulation	Unknown	5,000.00
	Light Fixtures Tubes	900 Total	18,000.00
	Miscellaneous ACM	Unknown	25,000.00
Basement Storage room	9"x 9" Vinyl Floor tile	90 SF	1,200.00
Exterior	Original Wood Windows	160 Total	48,000.00
Estimated costs for Design, Construction Monitoring and Air Sampling Services			21,800.00
TOTAL:			120,000.00

4.0 DESCRIPTION OF SURVEY METHODS AND LABORATORY ANALYSES:

Accessible Asbestos Containing Materials (ACM):

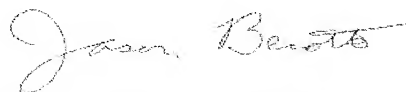
Asbestos samples were collected using a method that prevents fiber release. Homogeneous sample areas were determined by criteria outlined in EPA document 560/5-85-030a.

Bulk material samples were analyzed using PLM and dispersion staining techniques in accordance with EPA method 600/M4-82-020.

Lead Based Paint (LBP):

The samples were analyzed using SOP Based on SW846-7420/3051 method.

Inspected By:

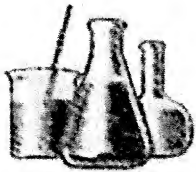


Jason Becotte
Asbestos Inspector

5.0 LIMITATIONS AND CONDITIONS:

This report has been completed based on visual and physical observations made and information available at the time of the site visits, as well as an interview with the Owner's representatives. This report is intended to be used as a summary of available information on existing conditions with conclusions based on a reasonable and knowledgeable review of evidence found in accordance with normally accepted industry standards, state and federal protocols, and within the scope and budget established by the client. Any additional data obtained by further review must be reviewed by UEC and the conclusions presented herein may be modified accordingly.

This report and attachments, prepared for the exclusive use of Owner for use in an environmental evaluation of the subject site, are an integral part of the inspections and opinions should not be formulated without reading the report in its entirety. No part of this report may be altered, used, copied or relied upon without prior written permission from UEC, except that this report may be conveyed in its entirety to parties associated with Owner for this subject study.



ProScience Analytical Services, Inc

Ammar Dieb
Universal Environmental Consultants
12 Brewster Rd.
Framingham, MA 01702

November 21, 2018

Dear Ammar Dieb,

The enclosed analytical results have been obtained by using EPA 600/R-93/116 or EPA 600/M4-82-020. Calibrated Visual Estimate (CVE) is used by ProScience for the determination of the percentage of asbestos and other components in the sample. Point Counting is recommended when the sample contains less than 10% asbestos by CVE. Friable materials found to be less than 1% by CVE are automatically point counted (400 points) at no additional charge. ProScience recommends further analysis by a gravimetric method for non-friable materials that are less than 1% by CVE.

The Quality Control data related to the samples analyzed is available upon client's written request. ProScience Analytical Services Inc., assumes no responsibility for potential sample contamination that may have occurred during the sample collection process or erroneous data provided by the client. Unless otherwise indicated, all samples were received in acceptable condition.

The enclosed results may not be used under any circumstances as product endorsement by any US government agency including NIST/NVLAP.

All Laboratory records are retained for at least three years unless otherwise directed in writing by the client. The actual samples are retained for a period of two months and written request is necessary in order to be retained for a longer period of time. All analytical results and records are considered strictly confidential and will not be released under any circumstances to anyone except the actual client. The analytical results included in this report apply only to the items tested. This report may not be reproduced except in its entirety, without the permission of ProScience Analytical Services, Inc., Laboratory Director.

If you have any questions please contact the Laboratory Manager or the Laboratory Director.

Sincerely,

Sophie Ken, Optical Asbestos Manager

Aimee Cormier, Laboratory Director

Enclosure: Version 2
LAB BATCH ID: B 112915 CLIENT PROJECT ID: N/A
Client Ref: Old Central School, Arlington, MA
CT ID# PH-0209; MA ID# AA000156; ME ID# LB-055; NVLAP Lab Code 200090-0; RI ID # AAL-093; VT ID# AL016876

ProScience Analytical Services, Inc.

Client Name: Universal Environmental Consultants
 PO #: N/A
 Client Project #: N/A
 Client Reference: Old Central School, Arlington, MA
 Method: EPA/600/R-93/116

Batch: B112915
 Date Sampled: 11/20/2018
 Date Received: 11/20/2018
 Date Analyzed: 11/20/2018
 Date of Report: 11/21/2018

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
1	White	0	0	0	0	0	0	0	0	<1	0	0	0	100
Description: Joint Compound Location: Basement Lobby Comments: Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
2	White	0	0	0	0	0	0	0	0	<1	0	0	0	100
Description: Joint Compound Location: Boiler Room Comments: Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
3	White	0	0	0	0	0	0	0	0	<1	0	0	0	100
Description: Joint Compound Location: Basement Kitchen Comments: Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
4	White	0	0	0	0	0	0	0	0	<1	0	0	0	100
Description: Joint Compound Location: 1st Floor Lobby Comments: Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
5	White	0	0	0	0	0	0	0	0	<1	0	0	0	100
Description: Joint Compound Location: 2nd Floor Hallway Comments: Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
6	White	0	0	0	0	0	0	0	0	<1	0	0	0	100
Description: Joint Compound Location: 2nd Floor Men's Room Comments: Is asbestos present? No. Analyzed: Yes														

ProScience Analytical Services, Inc.

Client Name: Universal Environmental Consultants
 PO #: N/A
 Client Project #: N/A
 Client Reference: Old Central School, Arlington, MA
 Method: EPA/600/R-93/116

Batch: B112915
 Date Sampled: 11/20/2018
 Date Received: 11/20/2018
 Date Analyzed: 11/20/2018
 Date of Report: 11/21/2018

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
7	White	0	0	0	0	0	0	0	0	<1	0	0	0	100
Description: Joint Compound Location: 3rd Floor Hallway Comments:														
Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
8	White	0	0	0	0	0	0	0	0	30	0	0	0	70
Description: White Sink Coating Location: 1st Floor Function Room Comments:														
Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
9	Gray	0	0	0	0	0	0	0	0	<1	0	0	0	100
Description: Gray Sink Coating Location: 201 Kitchen Comments:														
Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
10	Pink	15	0	0	0	0	0	0	0	0	0	0	0	85
Description: Pink Sink Coating Location: 1st Floor Computer Room Comments:														
Is asbestos present? Yes. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
11	Pink	15	0	0	0	0	0	0	0	0	0	0	0	85
Description: Pink Sink Coating Location: 1st Floor Arts & Crafts Comments:														
Is asbestos present? Yes. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
12	Pink	15	0	0	0	0	0	0	0	0	0	0	0	85
Description: Pink Sink Coating Location: Basement Kitchen Comments:														
Is asbestos present? Yes. Analyzed: Yes														

ProScience Analytical Services, Inc.

Client Name: Universal Environmental Consultants
 PO #: N/A
 Client Project #: N/A
 Client Reference: Old Central School, Arlington, MA
 Method: EPA/600/R-93/116

Batch: B112915
 Date Sampled: 11/20/2018
 Date Received: 11/20/2018
 Date Analyzed: 11/20/2018
 Date of Report: 11/21/2018

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
13	Gray	0	0	0	0	0	0	30	0	60	0	0	0	10
Description: 2x4 Suspended Acoustical Tile Location: Custodian Closet Comments: Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
14	Red	0	0	0	0	0	0	<1	0	95	0	0	0	5
Description: Red Paper under Hardwood Location: 1st Floor Comments: Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
15	Brown	0	0	0	0	0	0	0	0	<1	0	0	0	100
Description: Brown Floor Leveler Location: 2nd Floor Hallway Comments: Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
16	Gray	0	0	0	0	0	0	0	0	<1	0	0	0	100
Description: Ceramic Floor Tile Mortar Location: Basement Men's Room Comments: Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
17	Brown	0	0	0	0	0	0	0	0	<1	0	0	0	100
Description: Ceramic Cove Base Adhesive Location: Basement Men's Room Comments: Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
18	White	0	0	0	0	0	0	0	0	0	0	0	0	100
Description: White 12x12 Vinyl Floor Tile Location: Basement Lobby Comments: Is asbestos present? No. Analyzed: Yes														

ProScience Analytical Services, Inc.

Client Name: Universal Environmental Consultants
 PO #: N/A
 Client Project #: N/A
 Client Reference: Old Central School, Arlington, MA
 Method: EPA/600/R-93/116

Batch: B112915
 Date Sampled: 11/20/2018
 Date Received: 11/20/2018
 Date Analyzed: 11/20/2018
 Date of Report: 11/21/2018

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
19	Black	0	0	0	0	0	0	0	0	<1	<1	0	0	100
Description: Black Mastic Location: Basement Lobby Comments:														
Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
20	Black	0	0	0	0	0	0	0	0	<1	0	0	0	100
Description: Black Mastic Residue Location: Basement under Carpet Comments:														
Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
21	White	0	0	0	0	0	0	0	0	0	0	0	0	100
Description: White 12x12 Vinyl Floor Tile Location: Basement Office Comments:														
Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
22	Black	0	0	0	0	0	0	0	0	3	0	0	0	97
Description: Black Mastic Location: Basement Office Comments:														
Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
23	Lt. Brown	0	0	0	0	0	0	0	0	0	0	0	0	100
Description: Light Brown 12x12 Vinyl Floor Tile Location: Basement Hallway Comments:														
Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
24	Yellow	0	0	0	0	0	0	0	0	3	0	0	0	97
Description: Yellow Glue Location: Basement Hallway Comments:														
Is asbestos present? No. Analyzed: Yes														

ProScience Analytical Services, Inc.

Client Name: Universal Environmental Consultants
 PO #: N/A
 Client Project #: N/A
 Client Reference: Old Central School, Arlington, MA
 Method: EPA/600/R-93/116

Batch: B112915
 Date Sampled: 11/20/2018
 Date Received: 11/20/2018
 Date Analyzed: 11/20/2018
 Date of Report: 11/21/2018

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
25	Green	0	0	0	0	0	0	0	0	0	0	0	0	100
Description: Green 12x12 Vinyl Floor Tile Location: Basement Function Room Comments: Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
26	Red	5	0	0	0	0	0	0	0	0	0	0	0	95
Description: Red 9x9 Vinyl Floor Tile Location: Basement Storage Room Comments: Is asbestos present? Yes. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
27	Black	0	0	0	0	0	0	0	0	<1	0	0	0	100
Description: Black Mastic Location: Basement Storage Room Comments: Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
28	Beige	0	0	0	0	0	0	0	0	0	0	0	0	100
Description: Beige 12x12 Vinyl Floor Tile Location: 1st Floor Mechanical Room Comments: Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
29	Yellow	0	0	0	0	0	0	0	0	<1	0	0	0	100
Description: Yellow Glue Location: 1st Floor Mechanical Room Comments: Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
30	Lt. Gray	0	0	0	0	0	0	0	0	0	0	0	0	100
Description: White w/Gray 12x12 Vinyl Floor Tile Location: 1st Floor Computer Room Comments: Is asbestos present? No. Analyzed: Yes														

ProScience Analytical Services, Inc.

Client Name: Universal Environmental Consultants
 PO #: N/A
 Client Project #: N/A
 Client Reference: Old Central School, Arlington, MA
 Method: EPA/600/R-93/116

Batch: B112915
 Date Sampled: 11/20/2018
 Date Received: 11/20/2018
 Date Analyzed: 11/20/2018
 Date of Report: 11/21/2018

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
31	Yellow	0	0	0	0	0	0	0	0	<1	0	0	0	100
Description: Yellow Glue Location: 1st Floor Computer Room Comments:														
Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
32	Blue	0	0	0	0	0	0	0	0	0	0	0	0	100
Description: Blue 12x12 Vinyl Floor Tile Location: 201 Kitchen Comments:														
Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
33	Yellow	0	0	0	0	0	0	0	0	<1	0	0	0	100
Description: Yellow Glue Location: 201 Kitchen Comments:														
Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
34	Gray	0	0	0	0	0	0	0	0	0	0	0	0	100
Description: Gray 12x12 Vinyl Floor Tile Location: 3rd Floor Lobby Comments:														
Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
35	Yellow	0	0	0	0	0	0	0	0	<1	0	0	0	100
Description: Yellow Glue Location: 3rd Floor Lobby Comments:														
Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
36	Multi	2	0	0	0	0	0	0	0	0	0	0	0	98
Description: Old Hidden Window Frame Caulk Location: Exterior Window Comments:														
Is asbestos present? Yes. Analyzed: Yes														

ProScience Analytical Services, Inc.

Client Name: Universal Environmental Consultants
 PO #: N/A
 Client Project #: N/A
 Client Reference: Old Central School, Arlington, MA
 Method: EPA/600/R-93/116

Batch: B112915
 Date Sampled: 11/20/2018
 Date Received: 11/20/2018
 Date Analyzed: 11/20/2018
 Date of Report: 11/21/2018

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
37	Multi	2	0	0	0	0	0	0	0	0	0	0	0	98
Description: Old Hidden Window Frame Caulk Location: Exterior Window Comments: Is asbestos present? Yes. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
38	Multi	0	0	0	0	0	0	0	0	<1	0	0	0	100
Description: Window Frame Caulk Location: Exterior Window Comments: Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
39	Multi	0	0	0	0	0	0	0	0	0	0	0	0	100
Description: Window Frame Caulk Location: Exterior Window Comments: Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
40	Multi	0	0	0	0	0	0	0	0	0	0	0	0	100
Description: Window Frame Caulk Location: Exterior Window Comments: Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
41	Multi	0	0	0	0	0	0	0	0	0	0	0	0	100
Description: Window Frame Caulk Location: Exterior Window Comments: Is asbestos present? No. Analyzed: Yes														

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
42	Beige	<1	0	0	0	0	0	0	0	0	0	0	0	100
Description: Window Glass Glaze Location: Exterior Window Comments: Recommend TEM analysis. Is asbestos present? Yes. Analyzed: Yes														

ProScience Analytical Services, Inc.

Client Name: Universal Environmental Consultants
 PO #: N/A
 Client Project #: N/A
 Client Reference: Old Central School, Arlington, MA
 Method: EPA/600/R-93/116

Batch: B112915
 Date Sampled: 11/20/2018
 Date Received: 11/20/2018
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 Date of Report: 11/21/2018

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
43	Beige	<1	0	0	0	0	0	0	0	0	0	0	0	100
Description: Window Glass Glaze Location: Exterior Window Comments: Recommend TEM analysis.														
													Is asbestos present? Yes. Analyzed: Yes	

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
44	Beige	2	0	0	0	0	0	0	0	0	0	0	0	98
Description: Window Glass Glaze Location: Exterior Window Comments:														
													Is asbestos present? Yes. Analyzed: Yes	

Sample ID	Color	Asbestos %						Non-Asbestos %						
		CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
45	Beige	<1	0	0	0	0	0	0	0	0	0	0	0	100
Description: Window Glass Glaze Location: Exterior Window Comments: Recommend TEM analysis.														
													Is asbestos present? Yes. Analyzed: Yes	

Asbestos Codes: CHR = Chrysotile AMO = Amosite CRO = Crocidolite ACT = Actinolite TRE = Tremolite ANT = Anthophyllite
 Non-Asbestos Codes: FBG = Fiberglass MNW = Mineral Wool CEL = Cellulose HAR = Hair SYN = Synthetic OTH = Other NON = Non-Fibrous Minerals

Note: To create a unique lab sample ID, use the Batch # and the Sample ID (example: [Batch #] - [Sample ID])

* All results are in percentage.

Analyst: Robert West

Signature: Robert West
 Then for: R. West

CHAIN OF CUSTODY

B112915

Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702
Tel: (508) 628-5486 - Fax: (508) 628-5488
adie@uec-env.com

PLM

Town/City: Arlington, MA Building Name: Old Central School

Sample	Result	Description of Material	Sample Location
21		white 12x12 VFT	Basement office
22		Black mastic	1 1
23		Light Brown 12x12 VFT	Basement Hallway
24		Yellow glue	1 1
25		Green 12x12 VFT	Basement Function room
26		Red 9x9 VFT	Basement storage room
27		Black mastic	1 1
28		Beige 12x12 VFT	1st fl. mechanical room
29		yellow glue	1 1
30		white w/ Gray 12x12 VFT	1st fl. Computer room
31		Yellow glue	1 1
32		Blue 12x12 VFT	201 kitchen
33		Yellow glue	1 1
34		Gray 12x12 VFT	3rd fl. Lobby
35		Yellow glue	1 1
36		old Hidden window frame caulk	exterior window
37		1 1	1 1
38		window frame caulk	exterior window
39		1 1	1 1
40		1 1	1 1

Reported By: Jason Brooker Date: 11-20-18 Due Date: _____

Received By: _____ Date: _____

B112915

CHAIN OF CUSTODY

Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702
Tel: (508) 628-5486 - Fax: (508) 628-5488
adieb@uec-env.com

PLM

24-hour TAT

Town/City: Arlington, MA Building Name: Old Central School

Sample	Result	Description of Material	Sample Location
1		Joint compound	Basement lobby
2			Boiler room
3			Basement kitchen
4			1st fl. lobby
5			2nd fl. hallway
6			2nd fl. mens room
7			3rd fl. Hallway
8		white sink coating	1st fl. function room
9		Gray sink coating	201 kitchen
10		Pink sink coating	1st fl. Computer room
11			1st fl. Arts + Crafts
12			Basement kitchen
13		2x4 SAT	Custodian closet
14		Red paper under Hardwood	1st floor
15		Brown floor labeler	2nd fl. Hallway
16		ceramic floor tile mortar	Basement mens room
17		ceramic core base adhesive	1 1
18		White 12x12 VFT	Basement lobby
19		Black mastic	1 1
20		Black mastic residue	Basement under carpet

Reported By: Jason Beattie Date: 11-20-18 Due Date: _____

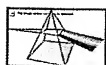
Received By: Stephane Beattie Date: 11/20/18 2:55

B 112915

PLM

[illegible]

Received By: _____ Date: _____



ProScience Analytical Services, Inc.
22 Cummings Park, Woburn, MA 01801

Telephone: 781-935-3212
Facsimile: 781-932-4857
Email: chemistry@proscience.net

Laboratory Report

Contact: Ammar Dieb
Client: Universal Environmental Consultants
Address: 12 Brewster Road
Framingham, MA 01702

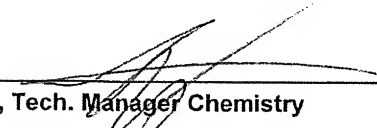
Batch #: C 297594
Date received: 11/20/2018
Date analyzed: 11/20/2018
Date of report: 11/20/2018

Project # N/A
P.O.# N/A
Project Site: Old Central School
Arlington, MA

AIHA-LAP, LLC Lab ID 102754

Lead Analysis In Paint Using SOP Based on SW846-7420/3051 Results in weight percent on an "as received" weight basis

Lab ID	Client ID	Sample date	Description	Result	Reporting Limit	Comments
C 613782	1	11/20/18	Wall Paint Interior, 1st Fl Men's Room	<RL	0.016	
C 613783	2	11/20/18	Paint on Brick Interior, Basement Closet	1.33	0.011	
C 613784	3	11/20/18	Paint on Brick Interior, Basement Storage Room	0.420	0.012	
C 613785	4	11/20/18	Paint on Brick Interior, Boiler Room Wall	0.455	0.017	
C 613786	5	11/20/18	Exterior Window Frame Paint, Exterior Window	0.0277	0.019	
C 613787	6	11/20/18	Exterior Window Frame Paint, Exterior Window	27.9	0.011	
C 613788	7	11/20/18	Exterior Window Frame Paint, Exterior Window	25.6	0.010	
C 613789	8	11/20/18	Exterior Window Frame Paint, Exterior Window	0.0271	0.015	


Simona Peavey, Tech. Manager Chemistry
Aimee Cormier, Lab Director

Page 1 of 1

Unless otherwise indicated, all samples were received in acceptable condition.

All result apply only to the samples as received and are accurate to no more than three significant figures.

Unless otherwise indicated, all the quality control criteria for the method above have been met.

RL-Reporting Limit(%by weight)

Note on units: mg/Kg is the same as ppm by weight.

C297594

Lead

24-hour TAT

[illegible]

Received By: Stephane Becotte Date: 11/20/18 2:55